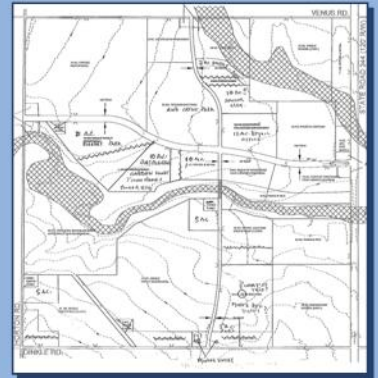
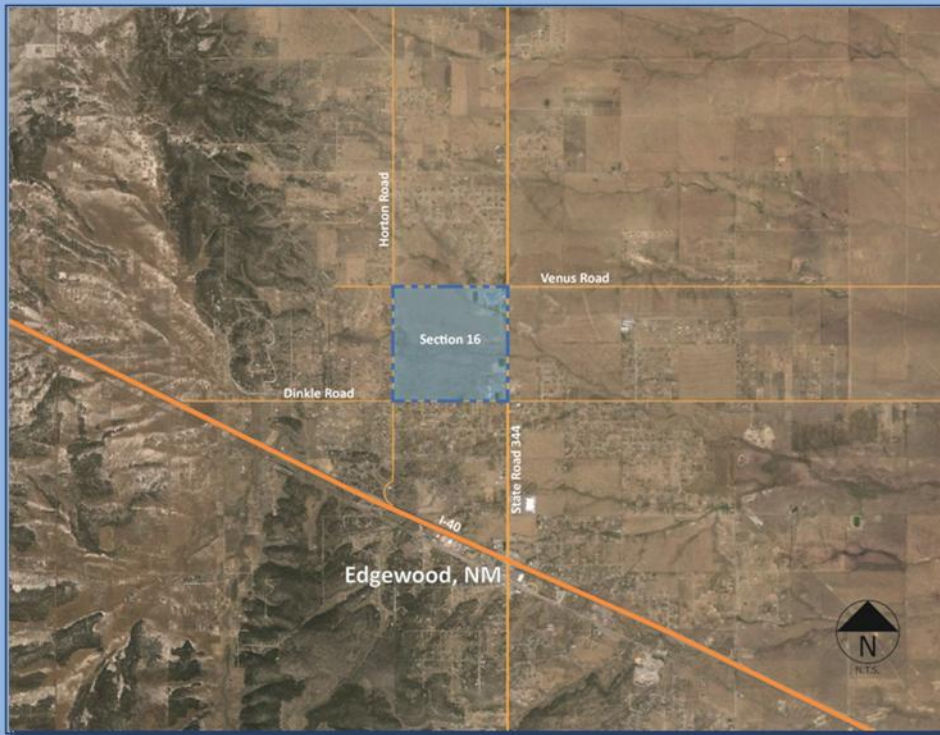
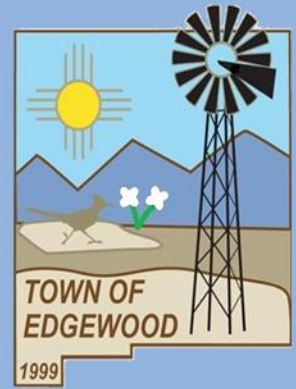


Edgewood Commons Master Plan (Section 16)



Adopted February 19, 2014



NEW MEXICO
STATE LAND OFFICE
RAY POWELL, MS, DVM, COMMISSIONER OF PUBLIC LANDS

Commissioner Ray Powell's Approval of Edgewood Commons Master Plan Submittal to the Town of Edgewood Council

WHEREAS, State Land Commissioner Ray Powell and Town of Edgewood Mayor Brad Hill executed a Joint Planning Agreement ("JPA") on July 12, 2013; and

WHEREAS, as set forth in the JPA, the Commissioner of Public Lands of the State of New Mexico (the "Commissioner") and the Town of Edgewood (the "Town") each have an interest in utilizing state trust land for the greatest benefit to the local community by seizing opportunities for planned growth, local economic development, and job creation; and

WHEREAS, the JPA is consistent with and enhances the Commissioner's mission of optimizing the revenue earned on behalf of public schools, hospitals, and universities, while creating jobs in New Mexico and enhancing the health of the land; and

WHEREAS, the Commissioner holds and manages approximately 600 surface acres of state trust land located within Section 16 Township 10N Range 7E ("Section 16") within the Town boundaries; and

WHEREAS, the Commissioner has already leased a number of parcels within Section 16 for uses that are critical to the well-being of the people of the Town and the region, including a

lease for the Edgewood Middle School, a lease to First Choice Community Healthcare, and a lease to Santa Fe County for a fire station; and

WHEREAS, the public schools are the beneficiary of Section 16, and the revenue from these existing leases and any future leases on Section 16 go toward the support of the public schools; and

WHEREAS, pursuant to the JPA, the Commissioner and the Town have worked cooperatively on a comprehensive Edgewood Commons Master Plan ("Master Plan") to guide land use on all of Section 16; and

WHEREAS, the Commissioner's involvement in the master planning process is intended to foster a healthy community in the Town and the region, and also to promote economic development that will increase the value of state trust land and generate revenue for our public schools, universities, and hospitals; and

WHEREAS, as set forth in the JPA, the Commissioner has agreed to consult with the Town prior to any conveyance of any portion of Section 16, and has also agreed to withhold from disposition any property encumbered by a lease with the Town, so long as that is consistent with the best interests of the state land trust and its beneficiaries; and

WHEREAS, the Master Plan that is being submitted to the Town Council for consideration today is the result of an extensive public input process; and

WHEREAS, the Commissioner has had the opportunity to collaborate with the Town and to provide input on the Master Plan; and

WHEREAS, the Master Plan is built around the concepts of accessibility, convenience, and livability for the residents of and visitors to the Town; and

WHEREAS, the Master Plan incorporates these important framework principles:

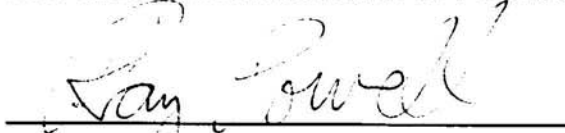
- (1) Mixed Use Development that is not just houses but also schools, stores, medical facilities, offices, parks, and a municipal center;
- (2) Transportation Choices that allow people to travel to all destinations on foot, bicycle, and horseback, as well as in cars;
- (3) Environmental Soundness to preserve natural features and respect historical traditions;
- (4) Public Spaces where people can congregate; and
- (5) One Part of a Larger Community, which acknowledges and respects the character of adjacent neighborhoods, provides for surrounding neighbors' easy access to amenities and public spaces in the Town, and also creates trail connections where appropriate to regional trail systems.

WHEREAS, these Master Plan principles provide a foundation for a healthy community and also will benefit the state trust lands and its beneficiaries.

WHEREAS, the Commissioner has determined that the Master Plan will fulfill the mission of optimizing the revenue earned on behalf of the public schools; and

NOW THEREFORE, the Commissioner submits his approval of the Master Plan, which is to be considered by the Town Council on the 19th day of February, 2014.

NEW MEXICO COMMISSIONER OF PUBLIC LANDS

A handwritten signature in dark ink, appearing to read "Ray Powell", is written over a horizontal line.

Ray Powell, M.S., D.V.M.

Date: 2/19/14

Acknowledgments

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Mayor Pro-tem Rita Loy Simmons
Councilor John Abrams
Councilor Chuck Ring
Councilor Sherri Abraham
Kay Davis McGill, Town Administrator
Estefanie Muller, Clerk-Treasurer

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Executive Summary

The town of Edgewood has undertaken a comprehensive planning update process for Section 16, a parcel owned primarily by the New Mexico State Land Office (NMSLO) that is also known as Edgewood Commons. This document is an update of the Edgewood Center Master Plan, which was produced in January, 2000, by the NMSLO. This update provides the framework by which this parcel will grow into a central component of the developing community, with schools, town government buildings, public services, parks and open space, and mixed-use residential, commercial, and institutional developments.



Figure ES.1 Section 16 Historic Features

Administrative Background

Based on the needs and requirements of the community as determined by the Town of Edgewood during the current master plan process, this update includes a proposal for a new Town of Edgewood Zone designation. Please reference Appendix A. Application requirements for the new zone designation follow the same requirements outlined in the Town of Edgewood Comprehensive Zoning Ordinance (Section 12-E). The following is a brief summary of the six specific requirements:

1) Conceptual Development Plan

The basic concept behind the Edgewood Commons (Section 16) land use plan is to group shopping, offices, medical facilities, homes, schools and parks in a manner that provides accessibility, convenience, and livability. The master plan is designed to build a community that has a strong identity, to create a place that is fun to live in, shop in and visit, and to preserve the rural character of Edgewood.

The centerpiece of the Edgewood Commons will be the town's civic center on the eastern edge of the site. A network of trails will connect residential areas to the town center, parks, open space and schools. Bachelor Draw, an arroyo which traverses the site from west to east, will be preserved in its natural state with limited modifications. The majority of the commercial property will be grouped along State Highway 344 for easy access and visibility. A medical center and technology office park will bring many needed jobs and services to local Edgewood residents.

To support this new development, a small amount of mixed use and mixed income housing units with basic services is proposed to be within short walking distance of the new civic center and services. This housing will also support the senior population's need for smaller and easier-to-maintain housing units.

2) Phases of Development

The town anticipates both private and public development of the Edgewood Commons project over the course of the next ten to fifteen years.

3) Protection of Cultural and Archaeological Properties

There are two small archaeological sites on the property. Prior to construction, a historic and archaeological assessment will be prepared to determine how to protect and preserve these sites. This assessment will be submitted for approval to the New Mexico State Historic Preservation Office (SHPO).

4) Anticipated Impacts

A. Traffic

The land use plan is designed to maximize use of State Highway 344 as the primary access for the site. The site's major traffic generators – the town center and the bulk of the commercial land – will be located near State Highway 344. Minor access to the residential areas will be available from Horton, Venus, and Dinkle roads, with street access on each of these roads to distribute traffic fairly.

B. Water

A private utility will be the provider of water to the site. Private wells will not be permitted at Edgewood Commons.

C. Wastewater

Wastewater treatment will occur through a connection to an existing treatment and reuse facility or an on-site treatment and reuse system will be developed.

D. Schools

Edgewood Elementary School and Edgewood Middle School have sufficient capacity for all projected future students. The proposed high school, at the northwest corner of Section 16, would also have sufficient space for all projected future high school students.

5) Documentation of Legally Sufficient Interest in Property

The NMSLO owns all surface and mineral rights to Section 16 with the exception of the 40 acres of surface rights owned by the Moriarty School District in the southeast corner of the site and the 12 acres south of Municipal Way which are owned by the Town of Edgewood.

6) Language for Homeowners' Associations

The language created to serve the needs of homeowners' or business owners' associations located in Edgewood Commons must be consistent with the Town of Edgewood's applicable regulations and the standards set forth in this master plan.

Within the framework of these requirements, this updated master plan sets out the principles that will guide land uses and development on the site. These principles are:

1. Mixed Use Development: To plan for a community that is not just houses but also schools, stores, medical facilities, offices, a municipal center, and parks.
2. Transportation Choices: To make Edgewood Commons a place where one can walk, bike, ride a horse, or drive a car to all destinations.
3. Environmental Soundness: To preserve natural features and respect historical traditions.
4. Public Spaces: To create a municipal and civic place with public parks and other places to congregate in, such as restaurants and a community hall.
5. One Part of a Larger Community: To acknowledge and respect the character of adjacent neighborhoods, provide for surrounding neighbors' easy access to the amenities and public spaces of Edgewood Commons, and create trail connections where appropriate to regional trail systems.

Context

The town of Edgewood was incorporated in 1999 and has quickly become a regional center for the East Mountain area between Albuquerque and Moriarty. The town boasts many amenities and services that people in the surrounding communities need and use.

Section 16 is surrounded primarily by single family residential homes, so this plan emphasizes other types of development with the goal of creating the town center.

Surrounded by mountains to the north and the west the terrain is primarily gently rolling grassland with a major arroyo, Bachelor Draw, bisecting the section.



Figure ES.2 Sketch of South Mountain from Edgewood Commons

There are a number of existing leases and utility easements on the land.

Proposed Land Uses

There are a total of 13 proposed land uses, which were generated by the community of Edgewood through several public meetings. All of these uses share the following goals:

- Locate schools, shopping, offices, medical facilities, and homes in a manner that is accessible and convenient.
- Enable residents to reach their destinations not just by automobile but also by walking along trails, horseback riding, or bicycling.
- Provide employment opportunities that will allow residents to work close to home or even in their homes.
- Create a strong, definitive focal point of community, medical, and governmental uses, an area of employment opportunity for the town, and a community gathering place.

Proposed land uses are as follows:

Town of Edgewood Municipal Center: The most critical component of the plan, the municipal center is intended to become the primary gathering place for the community, the location of Edgewood Town Hall as well as other municipal and public buildings, and retail, office, and professional space. The town center is designed to be a comfortable and inviting place for everyone, including people of all ages and abilities.

Town Animal Shelter and Equestrian Complex: The town animal shelter and equestrian complex will be home to the Edgewood Animal Shelter and will have ample room for equestrian facilities connected to proposed trails along Bachelor Draw.

Education: The existing elementary and middle schools will be joined by a new high school and adult continuing education facility. All of the schools will be within easy walking or cycling distance from the adjacent neighborhoods.

Medical Complex: A proposal to construct a new medical complex will improve the Edgewood area with expanded medical services, and will include assisted living facilities for the elderly in close proximity to senior and mixed housing for easy access. It will also provide office space for medical specialists and an urgent care facility.

Technology and Office Park: The technology and office park will provide offices dedicated to entrepreneurial startups and incubators for technology startups. It will also house information-based

companies, digital technology companies, and high tech research facilities. A new technology and office park will provide local jobs to expand Edgewood's existing job and tax base.

Renewable Energy Park: This site will provide clean, renewable energy through a solar-power array that can be utilized throughout Edgewood Commons and will include a demonstration array for educational purposes.

Office and Retail: Office and retail space will provide Edgewood with a further opportunity to expand its tax base and provide local jobs for residents who may otherwise commute to Albuquerque for work. Design guidelines direct the massing, size, parking, relationship to street, and signage requirements for this development.

Parks and Recreation: Edgewood Community Park is envisioned as a multi-use recreational facility that will provide recreational opportunities to people of all ages and be large enough to accommodate a number of different activities simultaneously. Smaller parks are located strategically throughout the section to provide convenient access.

Open Space and Trails: Bachelor Draw is reserved as the primary open space within the section. Multi-use trails will thread their way throughout the development, providing linkages within the section as well as to the greater community outside of the section.

Agriculture: Maintaining the rural character of Edgewood is important to the community. With that in mind, this plan proposes several different agricultural uses within the Commons, including Community-Supported Agriculture to provide fresh fruit and vegetables to the community and horticultural and arboricultural service businesses to provide food and plant materials to the public.

Residential: Residential development will primarily be arranged into a 'residential village' configuration to accommodate future residents who may prefer a smaller lot. The lots in a typical residential village will average 4 dwelling units per net acre, with a maximum of 12 dwelling units per net acre.

Mixed Use Residential: The Mixed-Use Residential District is designed to create a mix of housing densities and mixed income housing units to accommodate young people and families. Some of the uses envisioned for the Mixed-Use Residential District are: professional offices for family doctors, lawyers, accountants, studios for artists and craftspeople, and home offices with ample meeting space for clients.

Multi-Family Residential: The community meetings revealed that Edgewood residents desire a mix of housing types to accommodate various needs of the population. The plan designates multi-family residential lots with varied lot configurations.

Projected Impacts

All new growth generates impacts. The plan identifies and analyzes several projected impacts, both positive and negative, in several key areas.

Transportation Impacts: The plan attempts to minimize the negative impact of additional traffic in the area by providing a clear hierarchy of streets and a well developed system for alternative means of transportation. These systems will complement one another and will link to the greater community.

Utility Impact: Traditional existing utilities will be expanded to accommodate projected growth, but there will be an emphasis on water conservation and reuse in the form of innovative stormwater management, water harvesting, and use of reclaimed water to irrigate parks and other landscaping.

School Capacity: Existing schools are large enough to accommodate the projected population at full build-out and future schools will be sized and designed accordingly.

Dark Skies: All lighting will be compliant with Town of Edgewood ordinances.

Archaeology: Cultural resources will be recorded and preserved. Opportunities for interpretation and education related to these resources may be explored.

Introduction

Principles

This master plan for Edgewood Commons is just the beginning of a project that, over the coming years, will help shape the character and pattern of growth in Edgewood. Essentially, this master plan and the Town of Edgewood will grow together. The Edgewood Commons Master Plan blends the traditional rural character of Edgewood with a vision for the new town center. The town plaza will be the place for the community at large to congregate for meetings, festivals, holidays, and other public events.

A master plan establishes a framework of uses, design principles, and codes that will guide future decisions about development. A master plan, by nature, must be a flexible plan. The plan provides a framework but does not provide all the details for how to “get there.” Successive subdivision, institutional, and business plans will fill out the picture with more detail on the exact specifications of the development.

This plan is based on five principles:

1. **Mixed use Development:** To plan for a community that is not just houses but also schools, stores, medical facilities, offices, a municipal center, and parks.
2. **Transportation Choices:** To make Edgewood a place where one can walk, bike, ride a horse, or drive a car to all destinations.
3. **Environmental Soundness:** To preserve natural features and respect historical traditions.
4. **Public Spaces:** To create a municipal and civic place with public parks and other places to congregate in, such as restaurants and a community hall.
5. **One Part of a Larger Community:** To acknowledge and respect the character of adjacent neighborhoods, provide for surrounding neighbors’ easy access to the amenities and public spaces of Edgewood Commons, and create trail connections where appropriate to regional trail systems.

Chapter 1. Site Conditions

Context

The Town of Edgewood became a reality in 1999, following months of dedicated work and the vote of its citizens. Since its founding, successive annexations have created a townsite of about 50 square miles.

Since incorporating, the town has become a regional center for the East Mountain foothills area near Albuquerque. Since 1999, the town has experienced construction of a full service Smith's Supermarket, Rich Ford car dealership, Walgreens Pharmacy, Walmart Supercenter, Hunter-Bowen Lumber, farm and ranch supply stores, and several small retail establishments. With the success of these establishments, more commercial development is anticipated along State Highway 333 (Old Highway 66) and State Highway 344.

Surrounding Uses

Lands to the south and west of the site are primarily residential, with most lots being one acre or larger. Lots on the west side of Horton Road are a minimum of two acres. Hermosa Montana, a subdivision just north of Venus Road, has 37 lots averaging one and one-half acres, paved roads, and underground utilities. The east side of State Highway 344 is zoned for a master planned residential subdivision. Section 16 is also located just north of historic Route 66, with a connection made by State Highway 344. To the south, Horton Road connects to the Santa Fe County Equestrian Center and Wildlife West Nature Park.

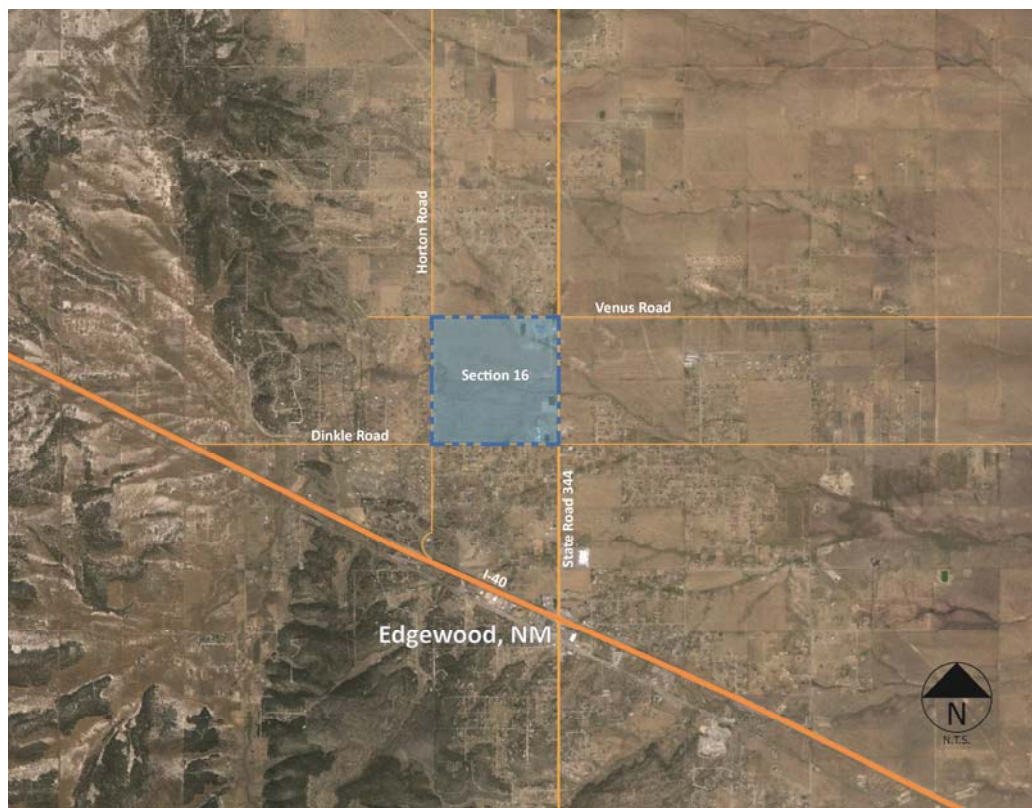


Figure 1.1 Section 16 Context Map

History

Section 16 of T10N, R7E, was conveyed to the New Mexico State Land Office (NMSLO), known then as the Territorial Land Office, on June 21, 1898, by the Federal Government as part of the Ferguson Act. The Ferguson Act, enacted by the U.S. Congress, specified that Sections 16 and 32 of every township in New Mexico would be granted to support the common or public schools. The NMSLO holds the property in trust for the public schools, grades K-12, of New Mexico. All revenue that the NMSLO generates from activities on this parcel of land goes directly to benefit New Mexico's education system.

For decades, Section 16 was used for grazing and agriculture. The Eden family leased the land for agricultural activities in the 1920's and 1930's. Contour lines from the old bean fields are still visible in aerial photographs. The Hill family of Highland Stock Farm leased the property for grazing until the early 2000s. In 1986, Moriarty Municipal School District purchased 40 acres in the southeast corner of the section for the Edgewood Elementary School. This 40 acre parcel is not part of the master plan, but the school is shown in the land use plan as it is part of the original 640 acre section.

In 1999, the Moriarty Municipal School District leased 40 acres in the northeast portion of the property to construct a middle school. The lease arrangement allowed more money to be spent on the school itself rather than land acquisition. Construction on the new middle school began in the summer of 1999 and was completed in the fall of 2000.

Additional construction has occurred within Section 16 in recent years, adding amenity to the area, but also raising the need for updates to the existing Master Plan. A new soccer field and picnic area shelter was constructed in 2010 and 2011, respectively, on the east side of the site adjacent to Highway 344. The field has since become a very popular location for athletic events and community gatherings. In 2013, a new Public Works building for the Town of Edgewood was constructed along Municipal Way. Also in 2013, Santa Fe County completed construction of a new fire station along Highway 344.

Natural Systems

Existing Vegetation

Vegetation is predominantly native grasses interspersed with single-seed juniper and cane cholla. Soapweed and broom snakeweed are also prevalent. The understory includes species of grasses such as grama, muhly, and needlegrass. Also found in the understory are prickly pear, sagebrush, saltbrush, and winterfat. Along the roads and on the slopes of the arroyos wild four o'clocks and buffalo gourds can also be found. This type of vegetation is characteristic of an ecotone between the higher elevation woodland and the lower elevation grassland.

Existing Topography

Edgewood Commons has gently rolling terrain, with elevations ranging from 6,641 feet in the southwest corner to about 6,550 feet on the eastern boundary. The site has excellent views of the Sandia Mountains to the west and South Mountain to the north. The most distinct landform is Bachelor Draw, which drains from west to east and bisects the middle of the property creating a “north” and a “south.” Additional smaller arroyos also connect to Bachelor Draw. A major arroyo also crosses at the northeast quadrant of the site. Apart from the arroyos, most of the site is suitable for development.

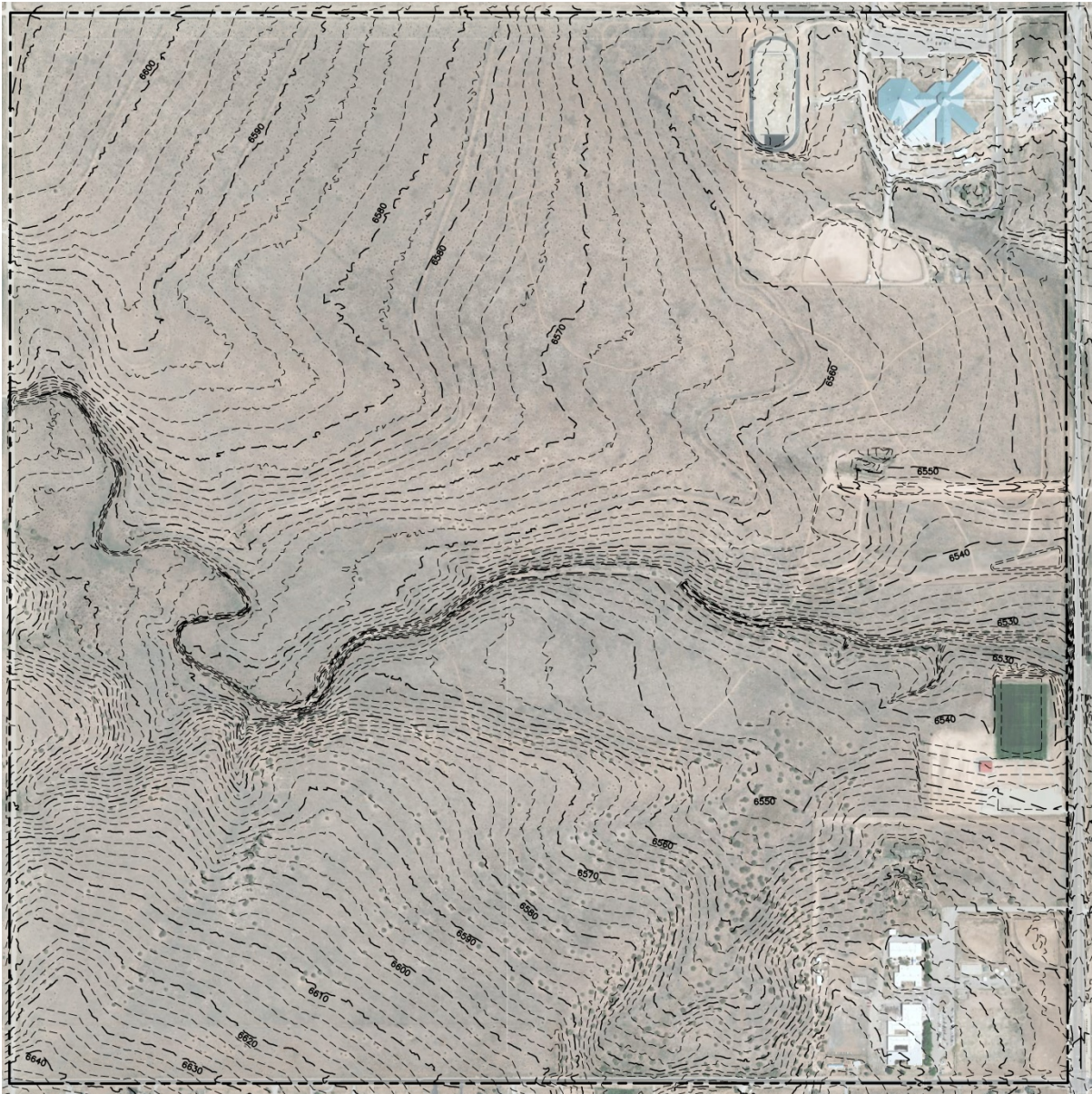


Figure 1.2 Existing Topography of Section 16

Existing Leases, Easements/Rights-of-Way, and Fee Simple Land

Listed below are all of the current activities and leases on the site. No permanent buildings will be allowed over the gas line easements and the location of the pipelines will be clearly delineated to avoid any encroachment onto the easements.

Town of Edgewood Lease and Fee Simple Land: Tract C is 57 surface acres bordering the east side of Section 16 that was leased by the Town of Edgewood. 12 of these acres have since been purchased by the Town, leaving a remaining 45 acres still leased. Municipal Way is within a 100 foot right-of-way that is part of this leased land.

School Site Lease: Tract A is 40 acres leased to Moriarty Edgewood Municipal School District in the northeast portion of the property for Edgewood Middle School.

Healthcare Lease: Tract D is one acre of land leased by First Choice Community Healthcare.

Santa Fe County Fire Station: Santa Fe County has constructed a county fire station on 3 acres of land which is designated as Tract B-2.

Fee Simple Land: 40 surface acres in the southeast corner are owned by the Moriarty Edgewood Municipal School District.

Road Easement: New Mexico Department of Transportation has a 60 foot right-of-way easement (M31 02) along the eastern boundary.

Electrical Easement: Central New Mexico Electric Cooperative has a 30 foot right-of-way easement (RW26099) for a three-phase electric line along the northern boundary.

Electrical Easement: Central New Mexico Electric Cooperative has a 30 foot right-of-way easement (RW31700) for a three phase electric line along the eastern boundary from Municipal Way, south to Edgewood Elementary.

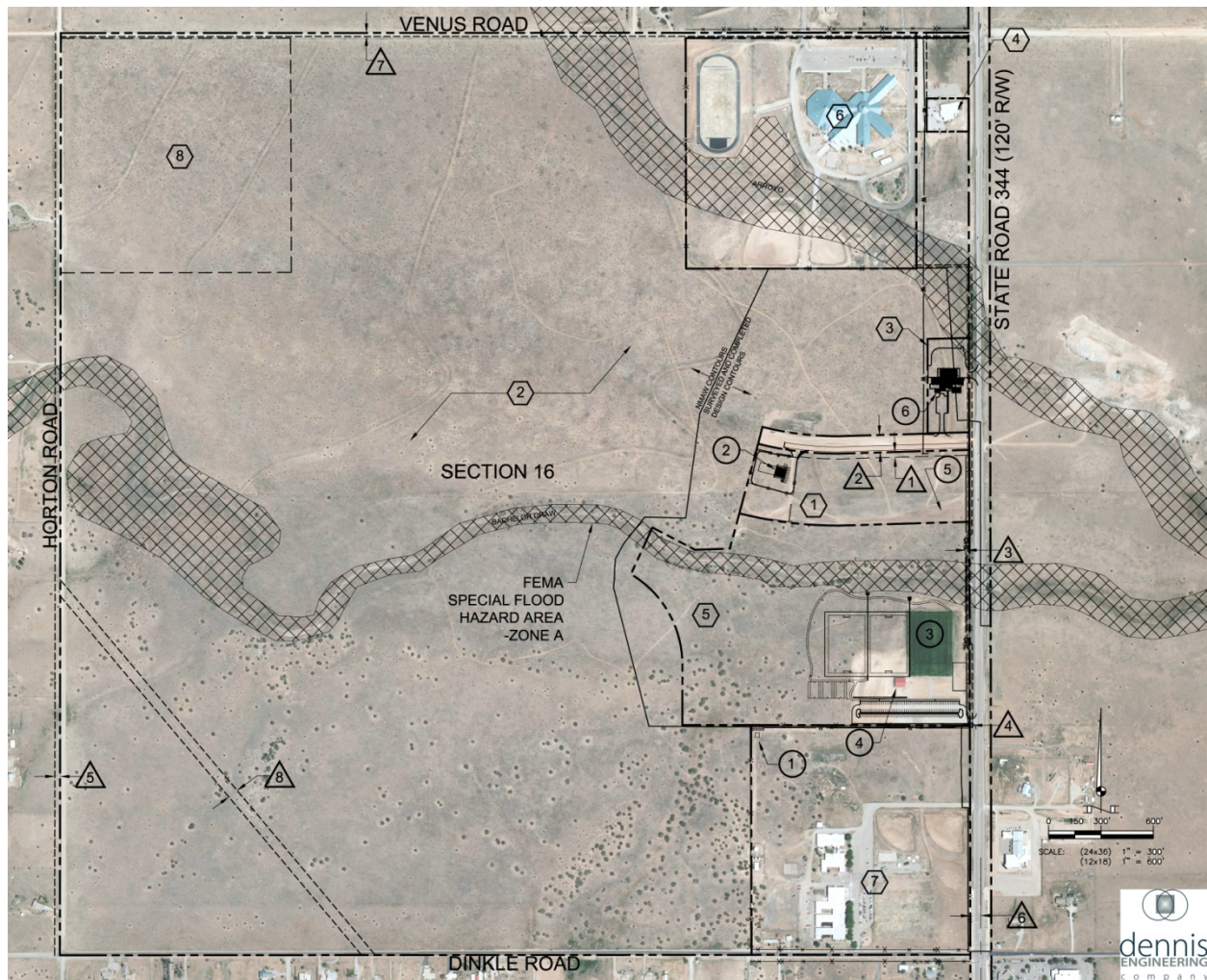
Electrical Easement: Central New Mexico Electric Cooperative has a 30 foot right of way easement (R33165) for a single phase service on the north boundary, crossing Venus Road to the Edgewood Middle School marquee sign.

Gas Line Easement: E.M.W. Gas Association has a 15 foot wide right-of-way easement (RW22617) for a natural gas pipeline along the eastern boundary of the property.

Gas Line Easement: E.M.W. Gas Association has a 15 foot wide right-of-way easement (RW25888) for a natural gas pipeline along the southern boundary of the property.

Gas Line Easement: Texas New Mexico Pipeline Company has a 60 foot wide right-of-way easement (RW14031) for a liquid gas line that crosses diagonally in the southwestern portion of the property.

Moriarty Schools Waterline Easements: There are 10 foot and 5 foot water line easements along the eastern boundary of the property leased by the Moriarty Edgewood School District.






 PROPERTY INFORMATION:	 EASEMENTS AND RIGHT OF WAYS	 PROPERTY DEVELOPMENT
<p><u>ESTABLISHED PROPERTIES:</u></p> <ol style="list-style-type: none"> TRACT C-1, TOWN OF EDGEWOOD (PURCHASED APRIL 19, 2006) (PLAT RECORDED MAY 2, 2006) TRACT B-1, STATE OF NEW MEXICO (PLAT RECORDED MAY 19, 2005) TRACT B-2, SANTA FE COUNTY LEASE (LEASED OCTOBER 1, 2006) (PLAT RECORDED MAY 19, 2005) TRACT D, FIRST CHOICE HEALTH CLINIC (PLAT RECORDED OCTOBER 15, 2002) TRACT C, TOWN OF EDGEWOOD (LEASED MARCH 22, 2002) (PLAT RECORDED JUNE 25, 2002) TRACT A, EDGEWOOD MIDDLE SCHOOL (MORIARTY-EDGEWOOD MUNICIPAL SCHOOLS) (PLAT RECORDED JUNE 25, 2002) (COMMERCIAL LEASE # BL-1484, NMSLO) EDGEWOOD ELEMENTARY SCHOOL (PLAT RECORDED DECEMBER 19, 1980) (RESURVEY) (PURCHASED JANUARY 14, 1988) <p><u>FUTURE PROPERTIES:</u></p> <ol style="list-style-type: none"> MORIARTY-EDGEWOOD MUNICIPAL SCHOOLS FUTURE HIGH SCHOOL COMPLEX 	<ol style="list-style-type: none"> 30' WIDE UTILITY EASEMENT (PLAT RECORDED JULY 19, 2012) 100 FOOT ROADWAY AND UTILITY EASEMENT (MUNICIPAL WAY) (PLAT RECORDED MAY 2, 2006) 10' WATERLINE UTILITY CORRIDOR NMSLO, EDGEWOOD MIDDLE SCHOOL BUSINESS LEASE (BL-1484) AMENDMENT SURVEY 2002 BY DENNIS ENGINEERING DATED 8/7/02, RECORDED 8/30/02, BK. 510, PG. 046. (8" WATER LINE) 5' WATERLINE UTILITY CORRIDOR NMSLO EDGEWOOD MIDDLE SCHOOL BUSINESS LEASE (BL-1484) AMENDMENT SURVEY BY DENNIS ENGINEERING DATED 8/11/00, REVISED 9/7/00 (6" WATER LINE) 30' PUBLIC ACCESS & UTILITY EASEMENT GRANTED BY PLAT RECORDED FEBRUARY 15, 1977 IN BOOK 52, PAGE 004. 60' RIGHT OF WAY GRANTED TO THE STATE HIGHWAY COMMISSION, DATED AUGUST 2, 1950, BY PERMIT NO. M-3102. 20' EASEMENT GRANTED TO THUNDER MOUNTAIN WATER CO. BY PERMIT NO. R/W 29301. 60' PIPELINE R/W. RIGHT OF WAY EASEMENT #R/W 14031, TO TEXAS-NM PIPELINE CO. 	<ol style="list-style-type: none"> SCHOOL WELL, WATER STORAGE TANKS AND BOOSTER STATION PUBLIC WORKS FACILITY (2500 SF) ATHLETIC FIELD (70YDx110YD) PAVILION (50'x60') DETENTION POND (REGULATES DEVELOPED FLOW FOR TRACT C-1) SANTA FE COUNTY FIRE STATION

Figure 1.3 Existing Uses and Easements on Section 16

Chapter 2. Proposed Land Uses

Summary

This chapter has two main purposes. The first is to explain the process by which the land use plan was created. The second is to focus on each individual land use element (e.g., residential, public, institutional, office, and retail) and explain the intent, proposed uses, and design guidelines. The design guidelines will be the basis for formulating more specific criteria such as setbacks, building heights, and sign controls that will accompany the future subdivision and site plans (see the 1999 Edgewood Zoning Ordinance, Section 23E, District Standards, p. 25).

The basic goals of this land use plan are as follows:

- Locate schools, shopping, offices, medical facilities and homes in a manner that is accessible and convenient.
- Enable residents to reach their destinations not just by automobile but also by walking along sidewalks and trails, and by horseback riding or bicycling.
- Provide employment opportunities that will allow residents to work close to home or even in their homes.
- Create a strong, definitive focal point of community, medical, and governmental uses, an area of employment opportunity for the town, and a community gathering place.

These underlying precepts will produce a community that not only has a strong identity, but is also a pleasant place to visit and to shop and live in. It will create a place that has the character of a traditional American small town that will meet the needs of contemporary families.

Community Input Public Process

This land use plan reflects the collective input from the Edgewood community. Prior to creating the plan for Edgewood Center, three public meetings were held with the residents. The public meetings all began with a presentation of the current progress made in updating the master plan and a reiteration of feedback that had been received from the Town administration and other involved parties. The public was then invited to voice opinions and ideas regarding development of the master plan for Edgewood Commons.

The community offered the design and planning team valuable ideas regarding opportunities for public commons, housing, schools, medical facilities, agriculture, open space/recreation, and infrastructure. This input received from the public process, in conjunction with the 2000 master plan developed by the State Land Office, was then analyzed and incorporated to develop this document.

For a summary of written notes from the three public meetings please see Appendix C.

PROPOSED LAND USES

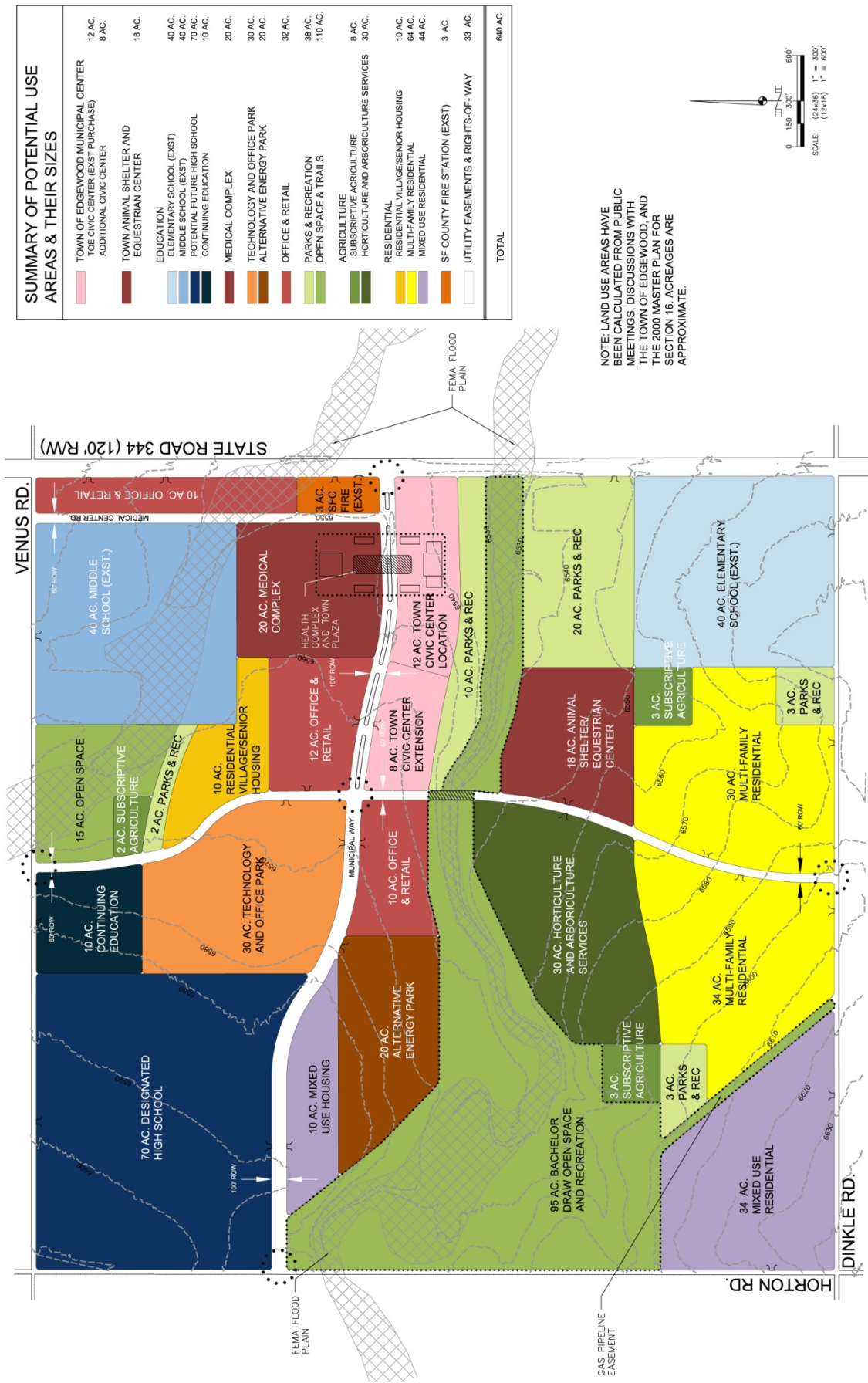


Figure 2.1 Proposed Land Uses

Land Use Plan Elements

Using results from the community meetings, the planning team laid out land uses for the site. The primary goals were to foster the rural lifestyle of the town, preserve the site's environmental attributes, create a safe environment (especially for children), establish a true town center, provide for medical facilities, and create neighborhoods that provide housing for seniors and young people within walking distance of the services and amenities of the Edgewood Commons. The plan also needed to create a landscape buffer around the perimeter of the site to minimize the impact on existing neighborhoods.

The remainder of this chapter explains each element of the land use plan – from the residential to the community parks - and shows how each contributes to the larger objectives of the plan. Each proposed or existing use is shown on the plan. Design guidelines are also provided.

The following table gives an overview of the plan, with approximate acreages for all the land use elements.

Table 1: Overview of Acreage for Land Use Elements

Note: Acreages for each land use is approximate.

Land Use	Acreage
Town of Edgewood Municipal Center*	20
Town Animal Shelter and Equestrian Complex	18
Education	160
Medical Complex	20
Technology and Office Park	30
Alternative Energy Park	20
Office and Retail	32
Parks and Recreation	38
Open Space and Trails	110
Agriculture	38
Residential	118
Existing Santa Fe County Fire Station	3
<u>Utility Easements and Rights-of-Way</u>	<u>33</u>
Total Acreage	640

Town of Edgewood Municipal Center

The town center is the most important element in the Edgewood Commons Master Plan. This municipal center is designed to become the primary gathering place for the community and the site of the Edgewood Town Hall. The Edgewood Town Hall will become the dominant physical feature of the town center, a "monument" building, architecturally distinctive and taller and larger than other buildings surrounding the civic center.

The municipal center and town hall are located at the gateway to Edgewood Commons, immediately west of State Highway 344. Located at a high point in the landscape, the town center will be visible

along State Highway 344 and will include a tree-lined streetscape as its gateway entrance from the highway.

The plaza and the streets of the town center will include retail, office and professional and other commercial businesses. Ideally, they will also be home for municipal and civic buildings such as libraries and churches, police, a community center and a senior center. Buildings surrounding the civic center will be located near the street, with wide sidewalks and with parking at the rear (or side) and on the street.

The town center is designed to be a comfortable and inviting place for everyone, including people of all ages and abilities. This approach helps create generous sidewalks for ease of access and a civic center that can become point of social interaction for the entire community, and especially for local residents who will be within walking distance of the town center.

As the gathering place for the citizens of Edgewood, the plaza and the community park will be used for community celebrations and special events. The range of possible activities includes concerts and other musical events, holiday and seasonal (e.g. autumn or harvest) fairs or celebrations, a farmers' market, and a wide range of community fund-raising events.

Note: The Town currently owns 12 acres (see p.2). 8 more acres will need to be acquired or leased.

Town Animal Shelter and Equestrian Complex

The town animal shelter and equestrian complex are located near the center of Edgewood Commons just east of the town's athletic fields and south of Bachelor Draw. Including 18 acres of land, it will be home to the Edgewood Animal Shelter and will have ample room for equestrian facilities connected to the trails along Bachelor Draw. Good trail connections will build a strong tie between the Town's equestrian facilities and the new Santa Fe County Equestrian Center to the southwest of Section 16. The area will also allow the animal shelter to accommodate larger animals, including horses, mules, and donkeys, and will provide an emergency boarding area for the community.

Education

The Moriarty Municipal School District has consistently been rated one of the best school districts in New Mexico. To have three of its schools within easy walking distance of the neighborhoods at Edgewood Commons is a key selling point for the project. The schools add to the quality of the development in many ways; not only do they provide quality educational opportunities but they also offer possible opportunities for shared recreational and athletic venues and open space.

Edgewood Elementary School

Edgewood Elementary School opened over twenty years ago. The school is located on 40 acres of land in the southeast corner of Section 16 that were purchased from the NMSLO in 1986.

Edgewood Middle School

Moriarty Edgewood Municipal School District lease 40 acres in the northeast quadrant of the site for a middle school. The school opened in August, 2000.

High School Site

Moriarty Edgewood Municipal School District has selected this site for a new high school to serve the Edgewood community in the future. The Edgewood Commons Master Plan reserves 70 acres of land for this purpose.

Continuing Education

10 acres of land have been designated along Venus Road and east of the proposed Edgewood High School to accommodate continuing education. This area would serve the adult population of Edgewood and the surrounding area through partnerships with area colleges and universities, satellite higher education programs, and the creation of opportunities to partner with medical and technology facilities to bring jobs to Edgewood.

Medical Complex

A medical complex is located north of the town's municipal center. A proposed expansion of this complex will serve the Edgewood area with multiple types of medical services. It will contain assisted living facilities for the elderly and be in close proximity to senior and mixed housing for easy access. It will also provide office space for medical specialists and an urgent care facility. First Choice Community Healthcare currently has a small facility on the Edgewood Commons Master Plan area just east of the middle school. There are plans to relocate to a larger 7-acre site within the designated medical complex area.

Medical Center Uses

The Medical Center District is intended to be a versatile mix of medical services. Some of the anticipated uses are professional offices, assisted living, and urgent care. It is expected to be a dynamic combination of uses that evolves over time.

Technology and Office Park

A technology and office park is designated to the east of the proposed high school and south of the continuing education site. This 30 acre site will be an office park setting with offices dedicated to entrepreneurial startups and incubators for technology startups. It will also house information-based companies, digital technology companies, and high tech research facilities. A new technology and office park will be a great addition to the Town of Edgewood, providing local jobs to expand its existing job and tax base.

Technology and Office Park Uses

The Technology and Office Park District is intended to be a flexible mix of technology and office space. Some of the anticipated uses are incubators for technology startups and entrepreneurial and information-based companies. The district is expected to contain technology and office uses that evolve over time. Ideally, the area will attract local companies that create quality jobs for Edgewood's citizens.

Renewable Energy Park

Related to the technology and office park is a 20 acre renewable energy park located across Municipal Way on a south-facing slope. This site will provide clean renewable energy through a solar power array that can be utilized throughout Edgewood Commons. An opportunity exists for a demonstration array

to be located within the Technology and Office Park or in the area designated for continuing education, providing public school students and adult students with the chance for hands-on interaction with this type of clean energy technology.

Office and Retail

In addition to the municipal buildings and public spaces, the Edgewood Commons Master Plan includes office and retail space. Local employment is the key element in the creation of a viable town versus a bedroom community. The 32 acres reserved for Edgewood Commons' Office and Retail District along Highway 344 and Municipal Way affords Edgewood the opportunity to significantly expand its existing job and tax base. With the town center as the nucleus, the area is designed to accommodate a wide array of businesses, including small to midsize retail establishments, restaurants, and professional offices. It is expected that the area surrounding the town center will consist of offices and businesses that are ancillary to or that complement the town's governmental functions.

To create a commercial area that stands apart from the typical strip mall development, certain design guidelines will apply to all development in the Office and Retail District. The guidelines listed below are the core principles that will shape the image of the district. They are not hard and fast rules: the guidelines create a framework of design approaches that will guide future, more detailed plans for the district. The town will propose more specific standards for development in the future.

Office and Retail Uses

The Office and Retail District is intended to be a versatile mix of retail and office space. Some of the anticipated uses are professional offices, neighborhood and community retail, and restaurants. The ratio of office and retail is not fixed; it is expected to be dynamic and to evolve over time. Ideally, the area will attract local companies that create quality jobs for Edgewood's citizens.

Design Guidelines for Office, Retail, and Medical Facilities

Building Size and Massing

Large "big box" developments and industrial manufacturing will be discouraged. Smaller, more economical commercial space will give local businesses an opportunity to establish a foothold in Edgewood's central commercial district. Most of the Office and Retail District is expected to be one or two story buildings. However, prominent sites (e.g., corners, entrances) will be encouraged to have more "monumental" character.

Parking and Relationship to the Street

The community has expressed a strong aversion to the typical strip mall retail development configuration in which parking dominates the landscape. An effective method for reducing the amount of land dedicated to stationary vehicles is to encourage shared parking. In a mixed use district, people can park once and walk to several destinations. With the diverse mix of activities proposed for the Retail and Office District, shared parking will allow people to park and have easy access on foot to shops, offices, government buildings, and the community park. Working with the Town of Edgewood, future planners and designers will assure areas for shared parking.

To minimize the visual impact of parking lots, parking will be set predominantly on the side or rear of commercial establishments. Structures will be placed close to the street so that the buildings (and by extension, the business establishments) are the dominant visual elements and parking is accommodated in a less obtrusive manner. Small collections of parking bays set off by generous landscaping are preferable to large, unbroken expanses of asphalt. Parking areas will have clearly designated circulation for cars and defined pedestrian pathways and will be shielded from the street with screening and landscaping. Accommodations for parking bicycles and motorcycles will also be required. Where appropriate, on-street parking will be encouraged.

Signs

Signs will be limited in size and will complement the overall design and character of the district. More detailed specifications will be created in future development documents.

Parks and Recreation

"Already, considerable thought has been given to the need for recreational activities as a component of the new Edgewood Community Center proposed for Section 16. The importance of a local place for organized team sports, for safe and healthy activities for teens, and to be an informal gathering spot for residents surfaced many times in the conversations and the survey responses that contributed to this report." (Recreational Opportunities in the Community of Edgewood, 1999, p. 13)

The Edgewood Community Park is envisioned as a multi-use recreational facility that will provide recreational opportunities to people of all ages. The park proposed is large enough to simultaneously accommodate a number of different activities. A study conducted by Anne Nelson for Santa Fe County in 1999, "Recreational Opportunities in the Community of Edgewood," estimates that Edgewood needs 30 - 50 acres for a community park (p. 9). The total area reserved for parks within Edgewood Commons is 38 acres. Area is reserved for a park just south of the Town of Edgewood Municipal Center (10 acres) and another 20 acres are reserved just south of Bachelor Draw along Highway 344. A smaller (2 acre) park is located along the northern edge of the Residential Village adjacent to the middle school, and two medium sized parks (3 acres each), are located within the Residential and Mixed-Use Residential areas. The plan creates strong connections between open space and park areas, and trail connections with built facilities located nearby. Park spaces have been strategically located near or next to school sites to maximize potential for shared recreational use between the town and the schools.

Treated wastewater may provide a low-cost, dependable, and abundant source of water to irrigate the landscaping and ball fields of the community park.

Uses

Potential recreational facilities for the Edgewood Community Park include the following:

- Softball Fields
- Soccer Fields
- Skateboard Park
- Basketball Courts
- Tennis Courts
- Picnicking
- Strolling
- Jogging
- Exercise Facilities
- Swimming Pool
- Ice Skating Rink

The demand for recreational facilities in Edgewood is probably greater than the town's present capacity to build and maintain those facilities. But the town can offer more amenities if it sees the community

park not as a "stand-alone facility" but as something that is part of a larger recreational network. The community park for Edgewood Center will be linked by trails to soccer, football, and baseball fields at the three school sites. By coordinating development of the community park with the Moriarty Edgewood Municipal School District, Edgewood can focus on providing facilities that will complement what is being built or is already built at the schools. The Moriarty Edgewood Municipal School District has indicated its willingness to discuss with the Town of Edgewood a formal arrangement for the sharing of recreational facilities.

Neighborhood Parks

The plan calls for at least two neighborhood parks, located in residential districts. Neighborhood parks serve as local neighborhood playgrounds, a place in which families and young children can meet and play. In order to assure that these parks will in fact be built and not just "reserved," the plan recommends a requirement that the park facilities, if constructed by a private developer, should be assigned at no cost to the Town of Edgewood or to a related neighborhood association.

Design Guidelines for Neighborhood Parks

Neighborhood parks are intended for use primarily by local neighborhood residents but will be connected to the larger recreational network through pedestrian and bicycle trails. The parks will contain play equipment for children ages of 2-12 as well as flexible open space for sporting activities such as soccer, football, jogging, or strolling. Amenities such as benches, trash receptacles, pedestrian scale lighting, shade, open green space, large and small paved areas, and passive landscape areas should also be provided.

Open Space and Trails

The corridor of open space along Bachelor Draw outlines the most environmentally sensitive areas on the site. Designating the area as open space preserves the arroyo in its natural state, allowing it to accommodate stormwater in a manner that does not threaten property or human life. The Town of Edgewood is committed to using natural stormwater management techniques wherever possible. Bachelor Draw, as well as the arroyo crossing the northeast corner of the site, will be left in a largely natural state and will not be channeled or lined. The stormwater will be treated as an asset, not a waste product, and where appropriate will be used to augment watering of new landscaping in the area.

Trails at Edgewood Commons will serve as a highly useful recreational amenity as well as an integral part of the transportation network. Paths linking the entire site will enable residents to reduce their dependency on the automobile by linking residential neighborhoods with schools, the town center, commercial areas, and parks. Children will be able to walk to school, residents can walk to community meetings in the town center, and workers can walk home for lunch from the commercial area.

The planning team anticipates that the trail system at Edgewood Commons will connect to a larger, area-wide trail network. In "Recreational Opportunities in the Community of Edgewood," Anne Nelson recognizes that Section 16 would be a key link in a larger, regional trail system. Paths at Edgewood Commons will connect to the proposed bridle paths and pedestrian trails associated with Santa Fe County's Equestrian Center, located to the south of Section 16.

EDGEWOOD COMMONS (SECTION 16) – TRAIL AND PROJECT EDGE BUFFER SYSTEM
EDGEWOOD, NEW MEXICO

SCALE: 1" = 300'-0"

 NORTH











































Uses

Bachelor Draw, traversing the site from west to east, will be the backbone of the open space and trails network. Most of the Edgewood Commons trails will parallel or connect to this area. There will likely be two points at which trails cross the arroyo, one major and one minor. The major crossing will be parallel to the one road crossing of Bachelor Draw. For most of the year, the draw is dry and suitable for passive recreational use such as hiking, horseback riding, and bicycling. In order to preserve the arroyo and minimize the danger from flash floods, activity will be encouraged along the edge of the arroyo rather than in the arroyo itself.

Design Guidelines for Trails

Trails are intended for use by pedestrians, bicyclists, and horses. In some areas, trails will be limited to pedestrians and bicyclists. Horses will be allowed along the arroyo and on one side of the main north-south road that crosses Bachelor Draw. Trailheads will provide parking for horse trailers. At public places accessible by equestrian trails, hitching posts will also be available. Where appropriate, trails will have marked separations for pedestrians, horses, and bicyclists to minimize conflict between different trail users.

A key consideration for the trails is universal accessibility. Trail surfaces will be asphalt, crusher fines or a similar material. Equestrian trails will be dirt or another appropriate surface for horses. The minimum trail width will be four feet with a wider trail near the town center and other areas anticipated to have heavy use.

Agriculture

Community-Supported Agriculture

A total of 8 acres is designated as lands for Community-Supported (or subscription) Agriculture (CSA). There are three areas specified on the plan as CSA land. The CSA lands are reserved for locally-based small scale food growth and distribution. They are strategically located near residential areas and schools to encourage community participation.

Horticulture and Arboriculture Services

A horticulture and arboriculture services area has been designated near the center of the site bordering Bachelor Draw. This 30-acre site will be used for businesses involved in the cultivation, management, sale, and study of plants. These businesses may involve both food and non-food crops. Horticulture and arboriculture services will provide a local source of food crops and other plant materials to the public, an educational opportunity to partner with school facilities, as well as an economic benefit providing jobs to the community.

Agricultural Uses

Agriculture use zones are intended to include a mix of food and non-food crop businesses. Some of the anticipated uses might be: community gardens, plant nurseries, landscape construction businesses, greenhouses, arborist services, and farmers' markets. Ideally, the area will attract local companies that create quality jobs and quality goods and services for Edgewood's citizens.

Residential

Residential Village/Senior Housing

This use has been included in the plan to accommodate future residents who may prefer a smaller lot. A "residential village" near the town center will afford choice to residents that perhaps do not want to

maintain a one acre lot and/or want a "small town" neighborhood atmosphere. The residential village will also incorporate senior housing to accommodate aging populations in Edgewood.

The residential village will be a short walk to the town center, commercial area, and medical center. The location of the district near the town center would enable senior citizens to participate in and remain connected to the community, instead of being isolated in a stand-alone facility.

The lots in the residential village will average 4 dwelling units per net acre, with a maximum of 12 dwelling units per net acre. 1/4 acre lot sizes can accommodate typical single family homes of 2,000 square feet and still leave approximately 8,000 square feet for yard, gardens, and parking in garages or carports. Senior housing units with up to 12 units per acre provide cost effective options with minimal maintenance needs. Assisted living will also be permissible within this area.

Uses

Permissive and conditional uses are outlined in Appendix A.

Design Guidelines

Relationship to Street

Setbacks will encourage homes to be located close to the front of the street. Garages, carports, and accessory buildings will be to the side or rear of the lot. There will be no minimum setback for garages, carports, or detached accessory units located at the back of a lot.

Building Height

Buildings may not exceed 36 feet, as measured from the (ground) finish floor to the highest point of the structure. Building envelopes will be sited so that they do not block the views of adjacent lots.

Garages and Parking

Off-street parking is required for at least one vehicle per dwelling unit. Garages and carports will be placed in a manner that does not dominate the facade of the house.

Housing

All housing will be a minimum of 1,200 square feet. No mobile homes will be allowed. All housing will meet local, state, HUD, and FHA standards.

Mixed-Use Residential

The Mixed-Use Residential District is designed to create a mix of housing densities and mixed income housing units. Especially important is the creation of an opportunity for young people and families to find appealing and affordable housing in Edgewood. The district will accommodate "work-live" environments and other special types of residential activity. Adjacent to Dinkle and Horton Road, approximately 45 acres are designated as a Mixed-Use Residential District.

"Work-live" districts will have a character that is distinctly different than typical commercial and residential areas. The commercial component will dominate, with a commercial "face" to the street, especially on the lots that front onto the neighborhood streets. This facade can take the form of either typical storefronts or more modest commercial frontage. More of an emphasis on a residential facade will be encouraged in the areas on the interior, away from the principal streets.

Uses

Some of the uses envisioned for the Mixed-Use Residential District are: professional offices for family doctors, lawyers, accountants, studios for artists and craftspeople, and home offices with ample meeting space for clients. Any type of business will be allowed if it meets the district's impact standards for lighting, noise, storage, and air quality and the Town's zoning requirements. Senior housing and assisted living will be permissible within this area. Permissive and conditional uses are outlined in Appendix A.

Design Guidelines

Included in the impact standards will be restrictions on inappropriate activities that would adversely impact the livability of the district. The Edgewood Commons Master Plan aims to create a place that accommodates the demands of a business without adversely affecting the neighboring residents. In order to accomplish this balance between residents and businesses, factors such as parking, number of employees, and business hours will be specified for the work-live areas.

The number of employees per unit will be restricted to no more than three full-time workers. As with the Office and Retail District, parking will be placed so that it is not the dominant element of the streetscape. Parking will be situated behind or to the side of the buildings. Hours of operation will be normal business hours unless the business can show that after-hours work will not disrupt the neighborhood.

Multi-Family Residential

The community meetings revealed that the Edgewood residents would like a mix of housing types to accommodate various needs of the population. The plan designates multi-family residential lots along the south quadrant of the site adjacent to Dinkle Road. On the interior of the site, most of the lots are about one acre, with some as large as two and one-half acres.

Varied Lot Configuration

"Varied lot" configuration should be considered when residential development plans are further detailed. Rather than having a symmetrical grid of lots, lots should vary somewhat in their size. The varied configuration creates a more informal "rural" character of development.

Uses

Permissive and conditional uses are outlined in Appendix A.

Design Guidelines

Building Mass and Height

Residences may not exceed 36 feet in height, as measured from the (ground) finished floor to the highest point of the structure. Buildings will be sited to protect the scenic views of adjacent lots.

Relationship to the Street

Garages, carports, and accessory buildings will be to the side or rear of the lot. There will be no minimum setback for garages, carports, or detached accessory units located at the back of a lot.

Garages and Parking

Off-street parking will be required for at least one vehicle per dwelling unit. Garages and carports will be placed to the side or behind the house so that they do not dominate the front facade of the home. On neighborhood streets, on street parking will be allowed. Parking in front yards will not be allowed.

Housing

No mobile homes will be allowed. All housing will meet local, state, HUD, and FHA standards.

Single Family Residential

During the public meetings the Edgewood community expressed their desire not to include single family residential as a use zone in this master plan, as a number of single family housing opportunities exist on nearby private properties. This decision was due to a desire to focus more on the creation of jobs and a mix of smaller housing units to accommodate the elderly and young families who may not be able to afford or maintain a larger single family housing unit.

Road Hierarchy and Design

The Edgewood Commons Master Plan streets are designed to reinforce the rural character of the development. Four street types are proposed, ranging from a narrow country lane to the gateway access. These street types are designed to provide a transition area from rural roads and driveways to town-oriented roads (slightly more traffic, and a corresponding need for paving and more formal drainage). Each of the four street types is designed for a specific area of the site:

- 1) **Gateway Entrance** - This portion of the site will see the largest amount of traffic, since it will be the primary access for the commercial, residential, and recreational areas. These streets will have a 100 foot right-of-way. A large center median will provide a welcoming entry feature as well as landscaped entry parkway areas. The median will have sloped curbs, with a median break 300 to 400 feet from State Highway 344 for emergency access. A six-foot-wide pedestrian walkway will be provided on one side of the street, separated by a landscaped swale. Five-foot bike lanes will be on both sides of the street. No on-street parking will be allowed.
- 2) **Local Street** - These streets are slightly narrower than the gateway entrance to slow down traffic as it enters residential areas. These streets will have a 60 foot right-of-way. On-street parking will be provided on one side of the street. Landscaped swales are provided on both sides of the street, as well as a six-foot pedestrian walkway on both sides separated from the street by a landscaped swale.
- 3) **Neighborhood Street** - These streets will have between 60 and 44 feet of right-of-way and will be used by neighborhood residents. They will not be used for through-traffic, so they are narrower to further slow traffic and provide a transition to the more rural parts of the site. Parking is provided on one side of the street on most local streets, but in higher density areas (residential village, the commercial and special use residential area), there is parking on both sides of the street. Drainage is provided by landscaped swales, with a six-foot pedestrian walkway on one side of the street behind a landscaped inverted parkway.

- 4) **Lane** - These streets will have 40 feet of right-of-way and will serve a limited number of residential lots and are similar in design to a mountain access road. The width of the street is narrow, but right-of-way is provided on each side of the street to allow room for utilities. No pedestrian walkways are provided on lanes, since traffic volumes and speeds will be extremely low and pedestrians can safely share the space with cars (similar to conditions on mountain access roads). No parking is provided, since the lot sizes will be adequate to contain resident and visitor parking.



Figure 2.3 Diagram of Road Hierarchy

The gateway entrance area and neighborhood streets should all be paved with asphalt.

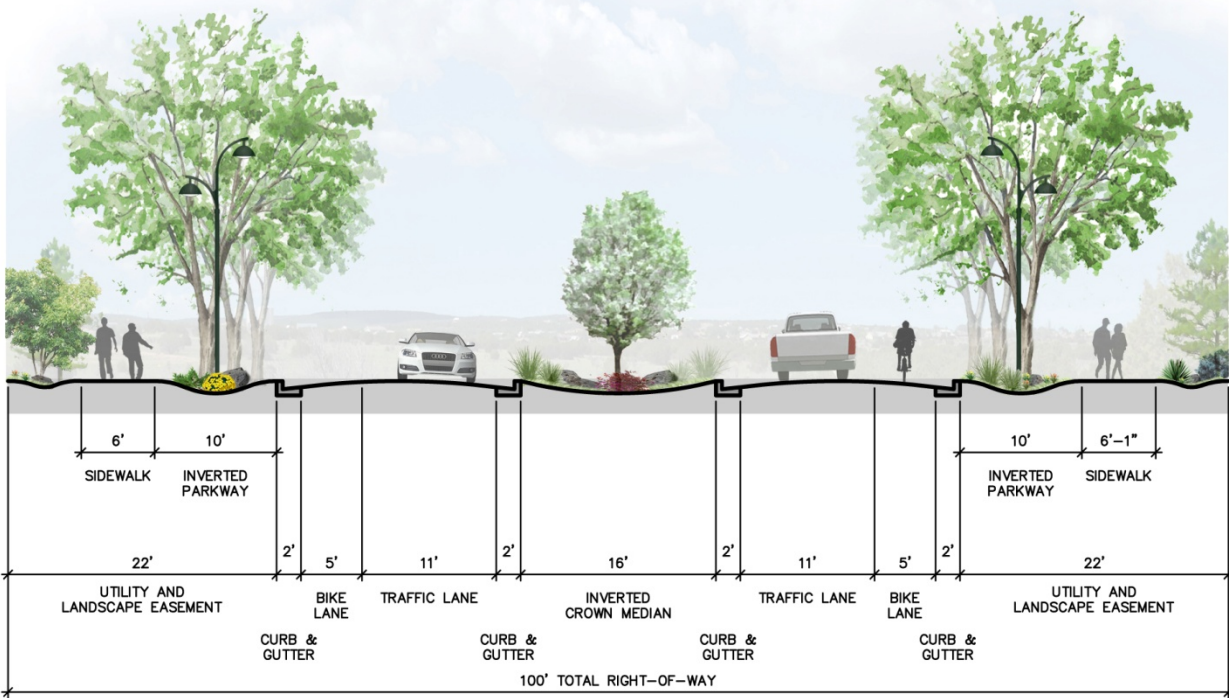


Figure 2.4 Typical Gateway Entrance Road Section

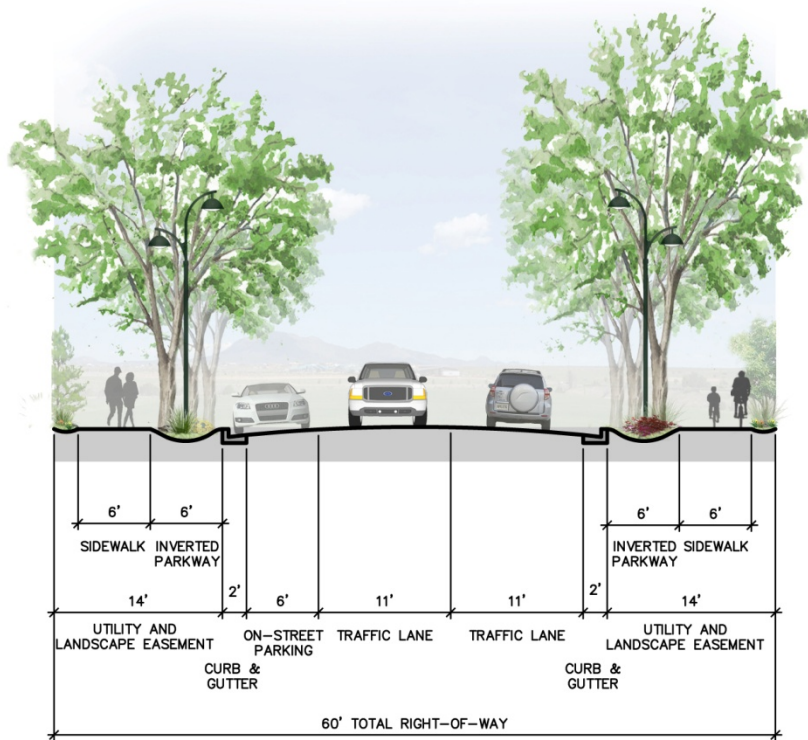


Figure 2.5 Typical Local Street Section

Neighborhood streets and lanes may also be paved with asphalt. In very low-density areas, lanes could use gravel or be left unpaved, with periodic grading as needed.

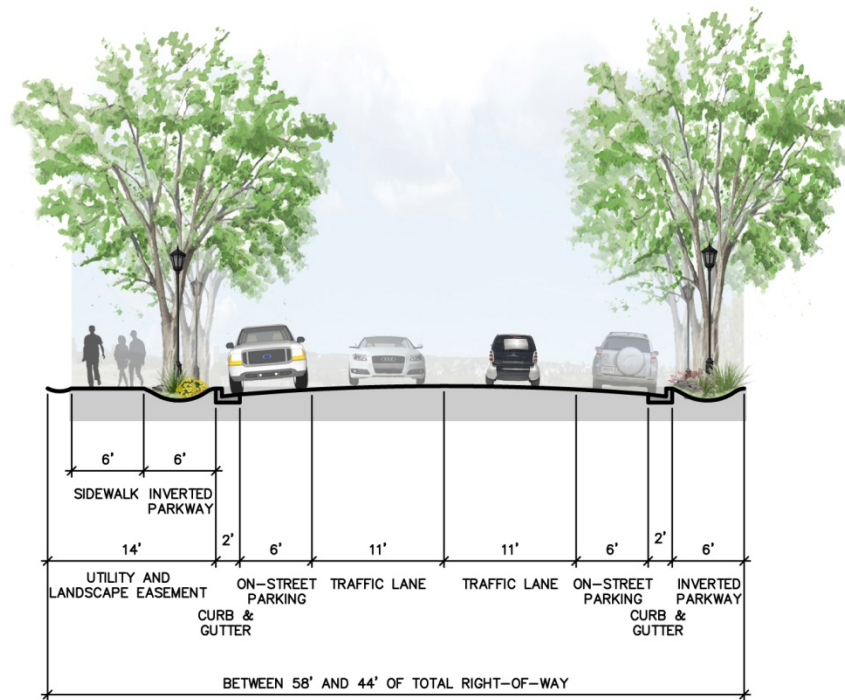


Figure 2.6 Typical Neighborhood Street Section

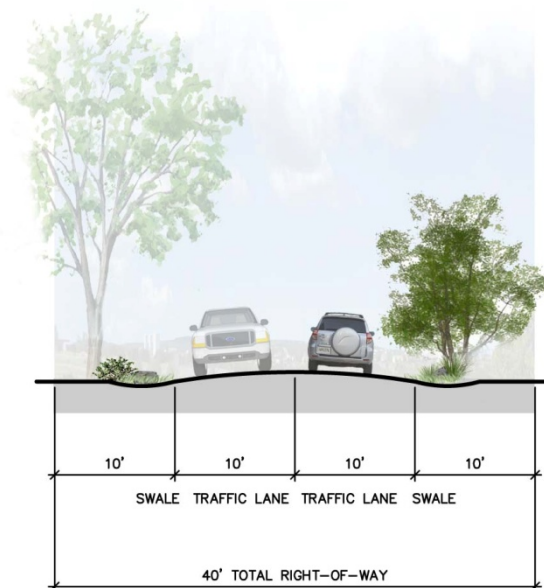


Figure 2.7 Typical Lane Section

Utilities

Edgewood Commons will be provided with the following utilities:

- Water from a private utility source
- Wastewater treatment and reuse connection to existing facilities or development of an on-site treatment and reuse system.
- Use of recycled or nonpotable water for irrigation of athletic fields, parks, and open space
- Electrical service
- Gas service
- Cable/fiber optic lines
- Stormwater/flood control

It will be important to note that development of the medical complex, the technology and office park, and office and retail facilities will be an important step in establishing utility infrastructure for Edgewood Commons. Having the utilities noted above in place will make further development more viable. It should also be noted that there may be an interest for public and private partnership with respect to utility facilities and their operation.

Phasing of Development

Phasing of development at Edgewood Commons will largely depend on agreements between the Town of Edgewood and the New Mexico State Land Office. Another important factor is the ability and desire of local markets to “buy into” development of the site. At this time, the Town is optimistic that an entity such as a medical or educational institution could be developed on Edgewood Commons in the near future. If so, this type of development may well become a catalyst for further development, including the town center and site utilities.

Chapter 3. Projected Impacts

All new growth generates impacts. Some impacts of growth are largely invisible infrastructure, such as water and stormwater systems, that typically operate without significant effect to the existing community if done properly. Other impacts of growth, such as traffic, may not be particularly welcome. Positive growth impacts include the addition of new parks, open space, trails, civic buildings, and shopping and restaurants, because the entire community benefits from these facilities and services. This chapter will identify and analyze projected impacts to the Town of Edgewood in several key areas.

Transportation Impacts

Of all growth-related impacts, additional traffic is generally the element most keenly felt by existing residents. To minimize traffic problems, the Edgewood Commons street design and layout funnels traffic to and from State Highway 344, thereby minimizing its effect on to adjacent neighborhoods.

A key component to minimizing the effects of traffic is street design and layout. The best streets balance the need to move automobile traffic with the need to create durable and attractive public places along with safety and convenience for pedestrians. Edgewood Commons has an efficient street layout that provides convenient automobile access without sacrificing safety, landscaping, or the ability to move around the site without getting into a car. Street design is informal and narrow to slow traffic in residential areas. Access points onto existing streets will be carefully located to minimize impacts to existing neighborhoods.

Traffic Study

A traffic study should be completed prior to any road construction. The traffic study will give the Town of Edgewood the opportunity to analyze traffic impacts to adjacent streets at a very detailed level. The study will assess the quantity and type of traffic flow around the site, and recommend capital improvements (if any) as needed to mitigate traffic impacts to Highway 344 and/or adjacent neighborhoods. Capital improvements may include construction of turn lanes, traffic signals or similar items.

Primary Automobile Access

To minimize the effects of traffic on existing neighborhoods, the site's primary access will be from State Highway 344. Major traffic generators — the town center and commercial areas — are located adjacent to or near State Highway 344, to reduce the possibility that drivers would divert to other roads to gain access to these areas. Three access points to State Highway 344 are proposed, including the primary gateway entrance.

Note: All access points to State Highway 344 require a driveway access permit from the New Mexico State Department of Transportation (NMDOT). NMDOT, District 5, reviews each permit to determine if any street improvements such as turn lanes and traffic signs will be needed to mitigate traffic impacts to State Highway 344.

Secondary Automobile Access

The site's minor access points will be from Venus, Horton and Dinkle roads, with one access on each road to fairly distribute traffic without overburdening any single neighborhood. These streets will allow adjacent neighbors to get to the town and commercial centers by going through the site, rather than travelling the long way around to State Highway 344.

Access for Pedestrians, Bicycles, and Horses

The streets and trails of Edgewood Commons are designed to encourage use by pedestrians, cyclists, and horses. Children can walk or bike safely to school, nearby residents can ride horses to community parks or restaurants, and families can walk together to neighborhood parks or recreation areas.

A trail system will link residential areas with open space, parks, schools and commercial areas. All trails will be open to the general public as well as to residents and employees of the Edgewood Commons. In many cases, trails will be on the sides of roadways, but off-street trails will wind through residential areas to provide alternatives to walking on streets.

Utility Impacts

This section will address utility-related impacts in several areas: wastewater, water, stormwater/flood, electric, gas, cable and fiber optics.

Water

The impact of supplying water to new residents and businesses at the Edgewood Commons will be minimal. Impacts to the water supply are largely related to securing potable water for drinking and other household uses. However, reuse of treated effluent and stormwater are key factors in promoting water conservation and landscaping for public parks. Since private wells will not be allowed, water will be provided by a centralized waterline system from a private utility.

Wastewater Treatment

Wastewater treatment will occur through a connection to an existing treatment facility or an on-site treatment and reuse system will be developed.

Potable Water Supply

Waterlines will serve all residential and commercial lots, and the on-site water system will be tied into the existing water lines on Venus Road and Dinkle Road (see Schematic Utility Plan). To preserve groundwater quality, private wells will not be permitted on the site.

Water Conservation and Reuse

Two key components of the Edgewood Commons water supply plan are water conservation and reuse. Treated effluent from a wastewater treatment system will be piped to community parks and used to irrigate landscaping, which will conserve potable water for local household uses, such as drinking and washing.

To further conserve water, landscaping in swales, medians and parks will be xeric (requiring little or no additional watering) wherever possible. Stormwater management that slows runoff and holds it for watering vegetation in landscaped areas (as well as aquifer recharge) will be used to further conserve water. Extensive water conservation and reuse will produce an Edgewood Commons approach that will need substantially less water than typical, similar developments.

Stormwater Management

The conventional approach to mitigating stormwater impacts has been to treat stormwater as a waste product – channel it, and get it off-site or to large retention ponds as quickly as possible. Stormwater management at the Edgewood Commons will take a different approach, based on best management practices and accepted natural engineering techniques, which treats runoff as a precious resource in our high desert climate.

Natural engineering integrates the land use plan with stormwater infrastructure to work with, rather than disrupt, existing on-site drainage patterns. The result is a reduction in the rate of stormwater runoff. Runoff can be captured throughout the site in low spots, swales, by check-dams and contour “ridges” (historic local landscape features), and in other existing drainage areas where it can be released slowly over time. This method of slow infiltration achieves several environmental goals: removal of surface contaminants for improved water quality, stabilization of soils, restoration of native vegetation and wildlife habitat, and provision of a free source of water for planted landscaping. It also reduces the risk of flooding and ultimately recharges groundwater.

Using natural engineering techniques, stormwater runoff throughout the site ideally will be maintained at pre-development conditions using grassed swales, wetlands, check-dams, natural low spots in open spaces, and by other methods. Conveyance channels may be used in some limited areas, but they will follow the existing contours of the land. Also, pervious surfaces for parking lots and roadways will be encouraged and impervious surfaces will be minimized to further reduce runoff velocity.

Flood

The Federal Emergency Management Agency (FEMA) has mapped Bachelor Draw and the drainage way in the northeastern corner of the site for flood hazards. A more precise delineation of a "no build" zone will need to be defined to protect property from the risk of one-hundred-year floods.

Use of natural stormwater engineering techniques such as slow infiltration will ensure that historic rates of flow into Bachelor Draw are maintained, so the potential of flooding will not be increased by development at the Edgewood Commons. To minimize flood risks, no substantial structures will be placed within either arroyo, with the exception of a bridge over Bachelor Draw.

Other Utilities

All electric, gas, cable, telephone, fiber optics, and other utilities will be placed underground at the Edgewood Commons.

Sources of Electricity

Electricity for Edgewood Commons will be provided by the local utility company, Central New Mexico Electric Cooperative. Electricity will be looped into the site from the existing lines along State Highway 344 and Venus Road.

Gas

Natural gas for Edgewood Commons will be provided by the EMW Gas Cooperative. The Edgewood Commons will tie into the existing gas lines on Venus Road.

Telephone

Century Link will be the telephone provider for Edgewood Commons. The main telephone infrastructure in the area is in State Highway 344.

Cable

Infrastructure for cable service will be accomplished through customer selection. A number of cable providers currently serve the Edgewood area. Cable infrastructure will be included in the utility plan at the time of preliminary plat for each phase.

Fiber Optics

The Town of Edgewood is committed to including state-of-the-art communications infrastructure in Edgewood Commons. There is currently a fiber-optic line in the Edgewood area which is available for future connection.

Solid Waste

Disposal services for solid waste will be at the discretion of individual property owners. A variety of services are available in Edgewood.

School Capacity

According to representatives from the Moriarty Edgewood Municipal School District, elementary school students will continue to attend Edgewood Elementary School. The middle school has sufficient capacity for all the middle school-aged students from the Edgewood Commons at full build-out. A new high school, located in the northwestern corner of the site, would have sufficient space for all the projected future high school students from the site at full build-out. A construction date for a new high school has not yet been established.

Dark Skies Compliance

New residential and commercial developments mean additional lighting for safety and visibility. All lighting for Edgewood Commons will comply with Edgewood's lighting ordinance to mitigate impacts to the night sky.

Archaeological Report

The New Mexico State Land Office (NMSLO) completed an archaeological survey of 600 acres within Section 16 in May of 1999. The survey included an assessment of cultural, historical and archaeological resources. An updated survey will be completed prior to future development and submitted to the State Historic Preservation Office (SHPO) for review.

Cultural and Historical Resources

There do not appear to be any significant standing historic buildings on the property. Several existing structures (corrals, farmhouse foundations, and the windmill) were documented during the archaeological survey.

Archaeological Resources

There are two archaeological sites covering an area of about four acres in Section 16, which were occupied during the Historic Period. One site may have been previously occupied during an unknown Prehistoric Period (19th and 20th centuries). These sites may be eligible for inclusion in the National Register of Historic Places and the State Register. According to the Cultural Properties Act, the exact location of these sites must be kept confidential until an archaeological assessment is prepared.

Paleontological Resources

No formal paleontological work has been done in the immediate area. However, NMSLO personnel have verified observations of fossils within the surveyed portion of Section 16. Further paleontological work will be considered, where appropriate in regard to future development, by the Town of Edgewood.

Protection/Preservation of Cultural/Historical, Archaeological and Paleontological Resources

Within the framework of the Cultural Properties Act, the Cultural Properties Protection Act, and the Prehistoric and Historic Sites Preservation Act, the NMSLO and the Town of Edgewood will ensure that the cultural, historical, archaeological and paleontological resources of Edgewood Commons are appropriately preserved and protected. This may include placing appropriate requirements on developers, contractors, and other future users through deed restrictions or other methods.

Prior to construction, a historic property assessment and an archaeological assessment must be prepared. There are no requirements for further work on paleontological assets. The NMSLO and any related contractors or subcontractors will cooperate with the Town of Edgewood and the New Mexico SHPO to make certain that significant resources in this area are protected.

Commitment to Historical Preservation

The Town of Edgewood and the State Land Office in cooperation with the State Historic Preservation Office are committed to preserving the significant historical features of the Edgewood Commons site. The windmill and artifacts from ranching activities on the site will be featured in a community park with an interpretive display. The Town of Edgewood and the State Land Office will work to identify, protect, and display these important remnants of Edgewood's history.

Appendices

Appendix A – Proposed Town Center Zone: Basic Components

Purpose

This is a special master plan zone based upon creation of a true town center in which are collected government facilities, major medical facilities, schools, major parks and open space, a technology park, an energy park, retail, service and office commercial uses, and a variety of residential uses and types. The town center zone should be a zone that promotes a variety of living environments and a major area employment.

Suggested Land Uses

Residential:

- Single Family Residential
- Estate Residential
- Multiple Family Residential
- Senior Citizen/Retirement Housing, Adult Assisted Care Living facilities.
- R1,R2, R3, RE, R-S
- M-U Zones, with Exceptions

Commercial:

- Retail Commercial
- General, Professional, and Medical Office
- Banking and Financial Services
- Restaurants
- Personal Services
- Specialty Shops
- Movie Theaters
- Mixed Commercial-Residential Buildings
- C1, C2 Zones with Exceptions

Government, Educational, and Medical facilities

Technology and Energy Parks

Churches

Suggested Prohibited Uses

Residential:

- Mobile Homes
- Single-Wide Manufactured Homes
- Mobile Home and RV Parks and Campgrounds

Commercial:

- Motor Vehicle Sales and Repairs, Including Body Work
- Heavy Industrial Uses
- Storage Facilities
- Salvage, Junk Yards, and Similar Uses
- Warehousing
- Adult Business or Theater
- Small Engine Repair
- Major Repair Services
- Hotels, Motels and Similar Facilities
- Big Box Facilities

Suggested Residential Densities

- Estate Residential: 1 Du/net acre
- Other Single Family Residential: Maximum 4 Du/net acre
- Multiple Family Residential: Maximum 12 Du/net acre
- Senior Housing: Maximum 12 Du/net acre

Suggested Commercial FARs (floor area ratio) and Other Matters

- Retail Commercial: 0.40
- All Office Commercial: 0.40
- Mixed Retail and Office: 0.45
- Allow higher ratios where a development provides additional landscape area.
- No minimum lot size for any commercial uses.
- No limit on building square floor area.
- Conditional uses are to be selected carefully.

Suggested Development Standards/Criteria/Principles

- Maximum height for residential, commercial, government, and institutional buildings: 36'.
- Set-up bonus provisions for developments that provide additional open space or community oriented facilities-both residential and commercial.
- All developments proceed by way of site plan approval through Planning and Zoning Commission.
- Residential, commercial, or mixed residential/commercial developments with site area of 10 acres or more proceed as a Planned Unit Development (PUD).

- Technology and energy parks to be developed as a campus setting.
- Require a percentage of commercial sites to be landscaped (15% net), including parking areas. Establish basic planting standards.
- Floor area minimums for single family according to zone or housing type.

Miscellaneous

- Allow cluster subdivisions.
- Establish process for PUDs.
- Parking, loading space, access requirements as required by current zoning ordinance.
- Amend definitions and other general ordinance sections as appropriate.
- Setbacks for all buildings as currently required by zoning ordinance.
- Town might consider requiring residential developments to dedicate a small portion of land in a conventional subdivision for park/open space purposes or setup cash-in-lieu of land payment based upon raw land value.
- Consider possible training relationships between schools and technology and energy park developments.

Appendix B - Town of Edgewood Demographic Report

Background

The 2008 Town of Edgewood Comprehensive Land Use Plan was reviewed for basic demographic and housing information, projected population in particular.

As noted in the Plan, population and housing data for the Town is lacking as the Town was created in 1999. Consequently, only the 2000 Census data were available to the authors of the Plan. 2010 Census data are now available.

The 2008 Comprehensive Plan prepared population projections based upon an area that the Plan authors named the Greater Edgewood Area – an area roughly twice the land area actually occupied by the Town’s legal limits. No rationale was offered in the Plan for the selection of the Greater Edgewood Area boundaries; it was simply agreed between the Town and the Plan authors.

The authors of the 2008 Comprehensive Plan also utilized an area called “Southern Santa Fe County”. The Edgewood Common Consulting Team is not certain if this area is the same as the Santa Fe South CCD (Census County Division), a formal U.S. Census Division. If it is the same, the population and housing counts for the former Southern Santa Fe County) are very different from the latter.

The Census divisions and population and housing counts utilized in this report are taken from the 1990, 2000 and 2010 U.S. Censuses and utilize the divisions as set out therein.

Current and Past Demographics

The following table provides population information for the Town of Edgewood, Santa Fe South CCD and Santa Fe County in its entirety.

Year	Edgewood (town)	Δ%	Santa Fe County South CDD ³	Δ%	Edgewood pop. as % of Santa Fe County South	Santa Fe County	Δ%	Edgewood pop. as % of total County pop.
1990	-	-	21,967 ¹	-	-	98,928 ¹	-	-
2000	1,893 ¹	-	32,358 ¹	47.30	5.85	129,292 ¹	30.69	2.89
2010	3,735 ¹	97.31	39,958 ¹	23.49	9.35	144,170 ¹	11.51	2.59
2011	3,754 ²	0.51	-	-	-	-	-	-
2012	3,779 ²	0.67	-	-	-	-	-	-
2020		-	-	-	-	164,006 ³	13.76	-
2030	-	-	-	-	-	178,124 ³	8.61	-
2040	-	-	-	-	-	184,832 ³	3.77	-

Table 1. Current Population Data

Sources:

¹ U.S. Censuses, 1990, 2000 and 2010

² U.S. Census Estimates as of July of each year.

³ Bureau of Business and Economic Research University of New Mexico: projected County population.

Notes:

- CDD: Census County Division
- CDP as used in the 2008 Comprehensive Plan: Census Designated Place. The Edgewood CDP was deleted in the 2000 Census as a result of the creation of the Town of Edgewood in 1999.
- Numbers for Santa Fe County South quoted in the 2008 Town of Edgewood Comprehensive Plan (Table 23, p.34) are inconsistent with U.S. Census data for the Santa Fe South CCD. We are not certain if the area described in the Comprehensive Plan is the same as the division used in the U.S. Census.

Unfortunately, data for the Town are available for only two census periods, 2000 and 2010, together with two estimates provided by the U.S. Census for 2011 and 2012.

In making a projection of future population, a series of historical data is usually necessary with average growth rates being utilized to project future growth. Utilizing computer software such as Cohort Survival is also used, but some historical data-age-sex data is also necessary, plus information about birth and death rates along with migration data. With only 2000 and 2010 data available, and a growth rate of more than 97% over that 10 year period, using such a growth rate is not very appropriate and fraught with risk. It is likely that much of this 97% growth is attributable in large part to the annexations that have taken place since the Town's creation.

In addition, the Comprehensive Plan projections must be treated with caution. No projections for the Town itself are made. Projections are for the Greater Edgewood Area (GEA) for which no specific basis is provided. The Comprehensive Plan authors admit that the boundaries of the GEA "...do not conform to the 2000 Census boundaries [and], it is a challenge to establish historical growth trends in this area." (p.34)

An accepted technique is to calculate the Town's growth rate as a percent of the total County population and apply the ratios calculated to future County population. Fortunately, the Bureau of Business and Economic Research of the University of New Mexico (BBER, now the Geospatial and Populations Studies) has provided population estimates for Santa Fe County for the years 2020, 2030 and 2040.

Notable in Table 1 above is the relatively consistent ratio of Town Population to County population for the years 2000 and 2010: 2.89% and 2.59%, respectively. Clearly, a larger number of calculated ratios would be better, but this is a fairly conservative approach in a situation where a data series is lacking. It is proposed that these two ratios be applied to the BBER population estimates for Santa Fe County for the years 2020, 2030 and 2040. The results appear in Table 2 below.

Table 2. Future Growth Scenarios for Town of Edgewood, 2010-2040: Ratio of Town to Total

County Population.

Year	Estimated Santa Fe County Population (BBER)	Edgewood Population (2.59% growth rate applied to County population)	Edgewood Population (2.89% growth rate applied to County population)
2010	144,170 (actual)	3,735 (actual)	3,735 (actual)
2020	164,006	4,248	4,740
2030	178,124	4,613	5,148
2040	184,832	4,787	5,342

Utilizing what may be very conservative growth rates, over the next 25 to 30 years, Edgewood's population could grow to 5,342, an increase of about 43 % or about 13% per decade.

Also investigated was the possibility of using the ratio of Santa Fe South CCD population to total Santa Fe County population to generate future population estimates for Santa Fe South CCD, and then applying the higher ratio of Edgewood population to Santa Fe South CCD (9.35%) to determine growth estimates for Edgewood.

The resultant estimates were lower (4,326 in 2040) than the estimates generated utilizing the ratio of Edgewood population to total Santa Fe County population (5,342 in 2040).

While the projected populations for Edgewood to 2040, as presented here, may be conservative, it is a best case scenario based on the limited population information available. Annexation of additional land areas and high immigration coupled with natural increase may well result in greater growth in population than is estimated here.

AGE GROUP DATA

U.S. Census Age-group data for 2000 and 2010 were reviewed for possible demographic implications. Table 3 illustrates the age groups and percent of total population represented by each age group for the Census years 2000 and 2010.

Table 3. Age Group Data for Edgewood 2000 and 2010; Percent of Total Population.

Age Group	2000 Actual	2000 % of Total Pop.	2010 Actual	2010 % of Total Pop.	Difference: Increase or Decrease () %
Under 5	121	6.4	200	5.4	(1.0)
5-9	176	9.3	260	7.0	(2.3)
10-14	215	11.4	279	7.5	(3.9)
15-19	161	8.0	286	7.7	(0.3)
20-24	60	3.2	143	3.8	0.6
25-34	208	11.0	354	9.5	(1.5)
35-44	378	20.0	497	13.3	(6.7)
45-54	316	16.7	740	19.9	3.2
55-59	60	4.2	310	8.3	4.1
60-64	66	3.5	267	7.1	3.6
65-74	78	4.1	276	7.4	3.3
75-84	37	2.0	100	2.7	0.7
85+	7	0.4	23	0.6	0.2
Median Age	35.5	-	42.4	-	-

Notable in Table 3 is the increase between 2000 and 2010 in absolute numbers of all age groups, including the younger age groups. Most of this increase is the result of annexations by the Town. Also notable is that the proportion of total population represented by each of the younger age groups, from the under 5 to the 35-44 group (the 20-24 group being the exception) has decreased. The Moriarty-Edgewood School District (MESD) Facilities Master Plan 2013-2017 confirms this for the entire MESD (Exhibit 2-12, p. 2-17).

The initial and obvious observation here is that the population is not renewing itself, proportionately, and, in fact, it is aging. Also notable is that the principal child-bearing age groups have declined proportionately.

However, three recent reports/studies are projecting county population increases to the year 2040: the Edgewood Comprehensive Plan, 2008; the Moriarty-Edgewood School District Facilities Master Plan, 2013-2017; and the University of New Mexico Geospatial and Population Studies, 2012.

In addition, the Moriarty-Edgewood School District Facilities Master Plan, 2013-2017 notes that recent population growth tends to be older with few or no children. However, the same report cites expectations that service and retail jobs will expand in Edgewood offering local employment opportunities. The Facilities Master Plan states: "Local employment opportunities, even if they do not offer high pay, may make moving to the area more feasible for families with children, allowing one parent to work locally while the other commutes." (p. 2-28).

The future population projections proffered in Table 2 are considered reasonable.

HOUSING

This section provides an estimate of housing units needed to accommodate the anticipated population growth in Edgewood.

As with projecting future population, housing data is limited to two U.S. Census counts: 2000 and 2010.

Current Housing Situation

Available Housing data for Edgewood, Santa Fe County and New Mexico are presented in Table 4, below.

Table 4. Town of Edgewood, Santa Fe County, New Mexico: Housing characteristics, 2010.

Characteristic	Edgewood		Santa Fe County		New Mexico	
	Number	%	Number	%	Number	%
Housing						
Total Housing Units	1,563	100.0	71,267	100.0	901,388	100.0
Occupied Housing Units	1,431	91.6	61,963	86.9	791,395	87.8
Vacant Housing Units	132	8.4	9,304	13.1	109,993	12.2
For Seasonal or Occasional use	11	0.7	3,847	5.4	36,612	4.1
Owner Occupied Housing Units	1,246	87.1	42,878	69.2	542,122	60.1
Renter Occupied Housing Units	185	12.9	19,085	30.8	249,273	27.7
Households						
Total Households	1,431	100.0	61,963	100.0	791,395	100.0
Family Households	1,037	72.5	36,183	58.4	518,698	65.5
Female Household-No Husband	122	8.5	6,845	11.0	110,936	14.0
Non-Family Households	394	27.5	25,780	41.6	272,697	34.4
Householder Living Alone	320	22.4	20,889	33.7	221,347	28.0
Householder 65 years and over, living alone	78	5.5	6584	10.6	200,089	25.3
Homeowner vacancy rate	2.6%	-	2.6%	-	2.0%	-
Rental vacancy rate	11.0%	-	9.1%	-	8.1%	-
Average Household Size	2.61		2.28		2.60	

Notably, Edgewood is a relatively young community with 74.1 % of its residents under the age of 50. By comparison, Santa Fe County is at 59.8%, Moriarty is at 67.6% and the state of New Mexico is at 67.1.

In addition, owner-occupied housing units in Edgewood are at 87.1% (60.1% for New Mexico) and family households are at 72.5% (65.5% for New Mexico).

Housing Needs

By the year 2040, it is estimated, conservatively, that the population of Edgewood will increase to approximately 5,342, an additional 1,607 persons.

The current (2010) average household size is 2.61 persons per housing unit. In 2000, the average household size was 2.80, a decrease of 6.79%. Assuming a further decrease of 6.79 % over the next decade or longer, the average household size may decrease to 2.43 in 2020 or later. “May decrease” is the operative term. Because Edgewood is a young community and family formation-oriented, a decrease may not occur until 2030 or later and if there is a decrease it may not be significant for some time.

To err on the conservative side, it is assumed that there will be a decrease in average household size to 2.43 persons per unit by 2020 and that it will hold at that level until 2040 or later.

In addition, in most situations, approximately 2% of the existing housing stock (estimate from Congressional Budget Office Report, 2008) will have to be replaced each decade over the next 25 to 30 years because of fire, acts of God or old age and poor maintenance, and voluntary demolition. Consequently, this means that about 31 units per decade need to be replaced. This may be a little high inasmuch as about 82% of the housing stock in Edgewood has been constructed after 1980 (2000 U.S. Census- no data available in 2010). A replacement of 31 units has been added to the required housing units in 2040. Tabulations are recorded in Table 5 below.

Table 5. Estimate of Housing needs to 2040.

Year	Additional Population	Estimated Housing Units Required
2010	-	-
2020	1,005	414
2030	408	168
2040	194	110*
Totals	1,607	692

*Estimate includes 31 replacement units.

By 2040 approximately 692 new housing units will be required to house the estimated population growth. Because of the potential for growth in all age groups, opportunities for a variety of housing types and housing prices should be provided in the Edgewood Common Master Plan.

The Edgewood Commons Master Plan will provide a unique living environment: a variety of land uses – commercial, residential, government and institutional – and significant portion of the areas devoted to open space-trails, natural areas, and parks. Consequently, the Common will play a significant role, not only in meeting the town of Edgewood’s growth needs, but also in attracting that growth.

Appendix C – Summary of Public Meeting Notes

EDGEWOOD SECTION 16 MASTER PLAN UPDATES

August 3, 2013, Public Meeting with the Town of Edgewood, New Mexico State Land Office, and Public

Presenters

Mayor Brad Hill, Town of Edgewood
Tappan Mahoney, Dennis Engineering Company
Baker Morrow, Morrow Reardon Wilkinson Miller, Ltd.
Scott Culler, Morrow Reardon Wilkinson Miller, Ltd.
Superintendent Tom Sullivan, Moriarty/Edgewood School District
Thomas Leatherwood, State Land Office
Harry Relkin, State Land Office
Sherry Pritchard, State Land Office

Flipchart Notes

A. Housing

1. Consider the use of mixed income housing rather than affordable housing.
2. Young families are not staying in Edgewood because of a lack of housing that is affordable.
3. Note the age demographics in relation to the current housing situation.
4. There is a need for assisted living/senior housing for the aging population.

B. Schools

1. Construction of an Edgewood high school would require a minimum of 2500 students from Edgewood between 9th -12th grades.
2. School district is open to shared use of recreation facilities.
3. Retaining a minimum of 70 acres for a future high school in the NW corner is needed.
4. Elementary and middle schools seem to have adequate land for growth.
5. Note the impact of charter schools.

C. Medical

1. The East Mountain region has need for a substantial medical facility.
2. First Choice Community Healthcare is ready to expand its location on Section 16.
3. Need for Urgent Care/Hospital facilities in the future.

D. Open Space/Recreation

1. Retain Bachelor Draw watershed for recreational open space & flood control.
2. Use terraces and check dams along Bachelor Draw and its watershed to control seasonal flooding.
3. Town of Edgewood ordinance requires 30% open space not including ROWs or flood plains.
4. Consider associating the future high school with the open spaces.

E. Economy/Infrastructure

1. Town of Edgewood currently owns 12 acres of land and leases 35 acres on Section 16.
2. Town would like to extend leases with the State Land Office.
3. The majority of Edgewood residents commute to Albuquerque for work because of lack of jobs in Edgewood.
4. Economic development and job creation are needed.
5. Consider a large commercial and/or technology park in the master plan.
6. Probable infrastructure costs should be incorporated into master plan.
7. Feasible wastewater treatment options should be considered.
8. Look into present and future capacity of surrounding road easements.
9. State Rd. 344 may need to be expanded to four lanes.
10. Land value is higher along State Rd. 344.
11. State Land Office prefers to lease State Trust Lands because the money goes directly to the benefactor (often schools).
12. Note that the State Land Office will consider selling trust lands for residential development.

F. Planning Process

1. Use a series of short term agreements to build a long term master plan.
2. Bachelor Draw and the potential high school land are important elements in the master plan.
3. This planning process needs to have the broadest possible public notification for ongoing meetings.
4. There may be a linking of the Town of Edgewood and State Land Office's websites for ease of information distribution regarding this planning process.
5. Use sandwich boards to advertise for future public meetings.

EDGEWOOD COMMONS, SECTION 16, MASTER PLAN UPDATES
September 21, 2013, Public Meeting with the Town of Edgewood,
New Mexico State Land Office, and Public

Presenters

Mayor Brad Hill, Town of Edgewood
Tappan Mahoney, Dennis Engineering Company
Steve Williams, Dennis Engineering Company
Baker Morrow, Morrow Reardon Wilkinson Miller, Ltd.
Will Moses, Morrow Reardon Wilkinson Miller, Ltd.
Scott Culler, Morrow Reardon Wilkinson Miller, Ltd.
Thomas Leatherwood, State Land Office
Harry Relkin, State Land Office
Sherry Pritchard, State Land Office

Flipchart Notes

- A. Commons
 - 1. Identify Edgewood's identity and create a strong sense of place.
 - 2. Create a town center with a plaza or square.
 - 3. Develop town facilities in a concentrated area.
- B. Housing
 - 1. Single-family housing not necessary because of surrounding SFH uses.
 - 2. Create rental housing for seniors and young families.
 - 3. Multi-generational housing is a good approach to senior housing.
 - 4. Lower-density affordable housing with adjacent open space is needed.
- C. Schools
 - 1. First Choice Community Healthcare in conjunction with UNM, CNM, or SFCC could provide teaching and health care.
 - 2. Emphasize vocational opportunities as catalysts for job creation.
 - 3. Create a "campus-like" atmosphere on the site.
 - 4. Develop joint use agreements between school and public recreation areas.
- D. Medical
 - 1. First Choice Community Healthcare has created 50+ jobs, provided excellent medical services for Edgewood.
 - 2. A helicopter pad in medical area is needed.
- E. Agriculture
 - 1. Include agricultural uses – community gardens and farming.
 - 2. Subscriptive agriculture
 - 3. Coops with school involvement – "CSA"
 - 4. Food from farmers.

F. Open Space/Recreation

1. A town equestrian center with connections to the Santa Fe County equestrian center should be created.
2. Show trail connections: park space, open space, institutions, schools, commercial development and regional trail systems.
3. Highlight the windmill in an interpretive park design.
4. Bachelor Draw should be developed as a key central feature.
5. Partnership with YMCA for pool and other recreational uses might be possible.

G. Infrastructure

1. An alternative energy park could provide the power necessary for the site through Power Purchase Agreements (PPA).
2. Town should seek to develop a “Net Zero” site.
3. Infrastructure cost will be shared and developed over time.

H. Planning and Development

1. Make clear that the document is not a subdivision or development plan but a planning document.
2. There will not be a single master developer, as indicated in the 2000 master plan.
3. NMSLO is not able to develop land and needs to partner with private developers (by mandate).
4. The NMSLO will sell property and commercial development that can be on leased land.
5. PIDs, TIDs, and IRBs are possible on state trust lands and must be approved by local governments (Public Improvement Districts, Transportation Infrastructure Developments, and Industrial Revenue Bonds).
6. Funding for associated projects available via upcoming bond issues.
7. November 9th, 2013, will be the date of the next public meeting.

EDGEWOOD COMMONS, SECTION 16, MASTER PLAN UPDATES

November 16, 2013, Final Public Meeting with the Town of Edgewood and Public

Presenters

Mayor Brad Hill, Town of Edgewood

Tappan Mahoney, Dennis Engineering Company

Steve Williams, Dennis Engineering Company

Baker Morrow, Morrow Reardon Wilkinson Miller, Ltd.

Scott Culler, Morrow Reardon Wilkinson Miller, Ltd.

Flipchart Notes

1. Renewable power generation: How to distribute? Capability?
2. Helipad safety vis-à-vis wind generation?
3. Housing: State Land Office sale or lease?
4. Declining school population – effect on schools?
5. Area has an older population – walkability of site desirable.
6. Major hospital space?
7. Additional ROW on south side of Venus Road.
8. New comprehensive water system for the section is pending.
9. Plans to improve Highway 344 in the near future?
10. Bachelor Draw: develop as an amenity – leveraged funding – town PID (Public Improvement District)?
11. Homestead heritage area in open space.
12. Safety for Bachelor Draw in case of flooding.
13. Meandering walks – views, seatability – pocket parks in region add access to major open space.
14. Access to subterranean caverns as a draw for the park/open space area – see Roger Holden.
15. There will be no private wells on site.
16. All utilities will be located underground for the site.
17. Wastewater will be connected to an existing system.
18. Note: ROW easements around perimeter can be used to expand existing roadways.

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Appendix E – Glossary of Terms

Building Envelope – The physical separator between the interior and the exterior environments of a building. It serves as the outer shell to help maintain the indoor environment (together with the mechanical conditioning systems) and facilitate its climate control.

Check-Dam – A small dam constructed across a minor water channel to slow water flows and reduce erosion.

CSA – Community Supported Agriculture

Cultural Properties Act – The New Mexico Cultural Properties Act provides for the protection of archaeological sites through the creation of a permitting process for the survey and excavation of archeological sites and unmarked human burials by qualified institutions and establishes civil and criminal penalties for looting of archaeological sites and disturbance of unmarked burials.

Cultural Properties Protection Act – The New Mexico Cultural Properties Protection Act encourages state agencies to work with the Historic Preservation Division to develop programs for identifying cultural properties under its jurisdiction and to ensure that cultural properties are not inadvertently damaged or destroyed.

Cultural Resource – Includes items, structures, etc. of historical, archaeological, or architectural significance.

DU – Dwelling Unit. A Unit of Measure of housing equivalent to the living quarters of one household.

Easement – The right to cross or otherwise use someone else's land for a specified purpose.

Ecotone – A region of natural transition between two biological communities.

FEMA – Federal Emergency Management Agency

FHA – Federal Housing Administration

Gateway – Primary Entry Threshold

HUD – United States Department of Housing and Urban Development

Impervious Surface – A surface material not allowing water to pass through.

Inverted Parkway – A parkway with a longitudinal center depression to aid in capturing water. (See Parkway)

IRB – Industrial Revenue Bond

Landscape Buffer – A landscape area located along the perimeter of a lot or along a street edge (street trees, hedges, and the like) intended to screen or separate land uses either from one another or from a public street.

Median – The strip of landscape area in the center of a road between the lanes of opposing traffic.

MESD – Moriarty-Edgewood School District

Mixed-Use – Any development that blends a combination of residential, commercial, cultural, institutional, or industrial uses whose functions are physically and functionally integrated.

“Net Zero” – A building or development with zero net energy consumption and zero carbon emissions annually.

NMDOT – New Mexico Department of Transportation

NMSLO – New Mexico State Land Office

Parkway – The landscape area between a roadway curb and the adjacent sidewalk.

Pervious Surface – A hard paving or surface material allowing water to pass through.

PID – Public Improvement Districts

PPA – Power Purchase Agreement

Prehistoric and Historic Sites Preservation Act – The New Mexico Prehistoric and Historic Sites Preservation Act prohibits the use of state funds for any program or project that requires the use of any portion of or any land from a prehistoric or historic site listed in the State Register of Cultural Properties or the National Register of Historic Places.

PUD – Planned Unit Development

ROW – Right-Of-Way is the legal right to pass along a specific route through grounds or property belonging to another. Roadways or utility lines typically follow rights-of-way.

Section 16 – The one (1) square mile area of land containing 640 acres on which the Edgewood Commons Master Plan is located.

SHPO – New Mexico State Historic Preservation Office (also NMSHPO)

Swale – A low or depressed area of land for conveying water. A gentle channel.

TID – Transportation Infrastructure Developments.

“Varied Lot” Configuration – In residential or commercial constructions, rather than having a symmetrical grid of lots, lots vary in size and pattern.

Work-Live Environment – A mixed-use residential unit that contains a commercial or office component.
(See **Mixed-Use**)